



Rizzetta & Company

Waterset South Community Development District

Board of Supervisors' Meeting September 11, 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	Eric Francis	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

September 9, 2025

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset South Community Development District will be held on **Thursday, September 11, 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. STAFF REPORTS**
 - A.** Aquatic Report..... Tab 1
 - B.** Landscape and Irrigation
 - i. Presentation of Landscape Inspection Report USC
 - ii. Landscape Contractor Update USC
 - iii. Irrigation Contractor Update Tab 2
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager
 - i. Presentation of District Management Report..... Tab 3**
- 4. BUSINESS ITEMS**
 - A.** Consideration of District Management Contract Tab 4
 - B.** Public Hearing on Rules, Policies and Fees
for Amenity Facilities Tab 5
 - i. Consideration of Resolution 2025-18;
Policies and Fees for Amenity Facilities Tab 6
 - C.** Review of Goals and Objectives for FY 24/25 Tab 7
 - D.** Consideration of Goals and Objectives for FY 25/26 Tab 8
 - E.** Consideration of Resolution 2025 – 19;
Rescinding Resolution 2025-12 Tab 9
 - F.** Presentation of Waterset South Community
Development District Engineer's Report Supplement
to Master Capital Improvement Plan Tab 10
 - G.** Presentation of Waterset South Community
Development District Supplement to Master
Special Assessment Methodology Report Tab 11

- H. Consideration of Resolution 2025-20;
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 12

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on August 14, 2025 Tab 13
- B. Consideration of Operations & Maintenance
Expenditures for July 2025 Tab 14

6. SUPERVISOR REQUESTS

7. 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
Ruben Durand
District Manager

Tab 1

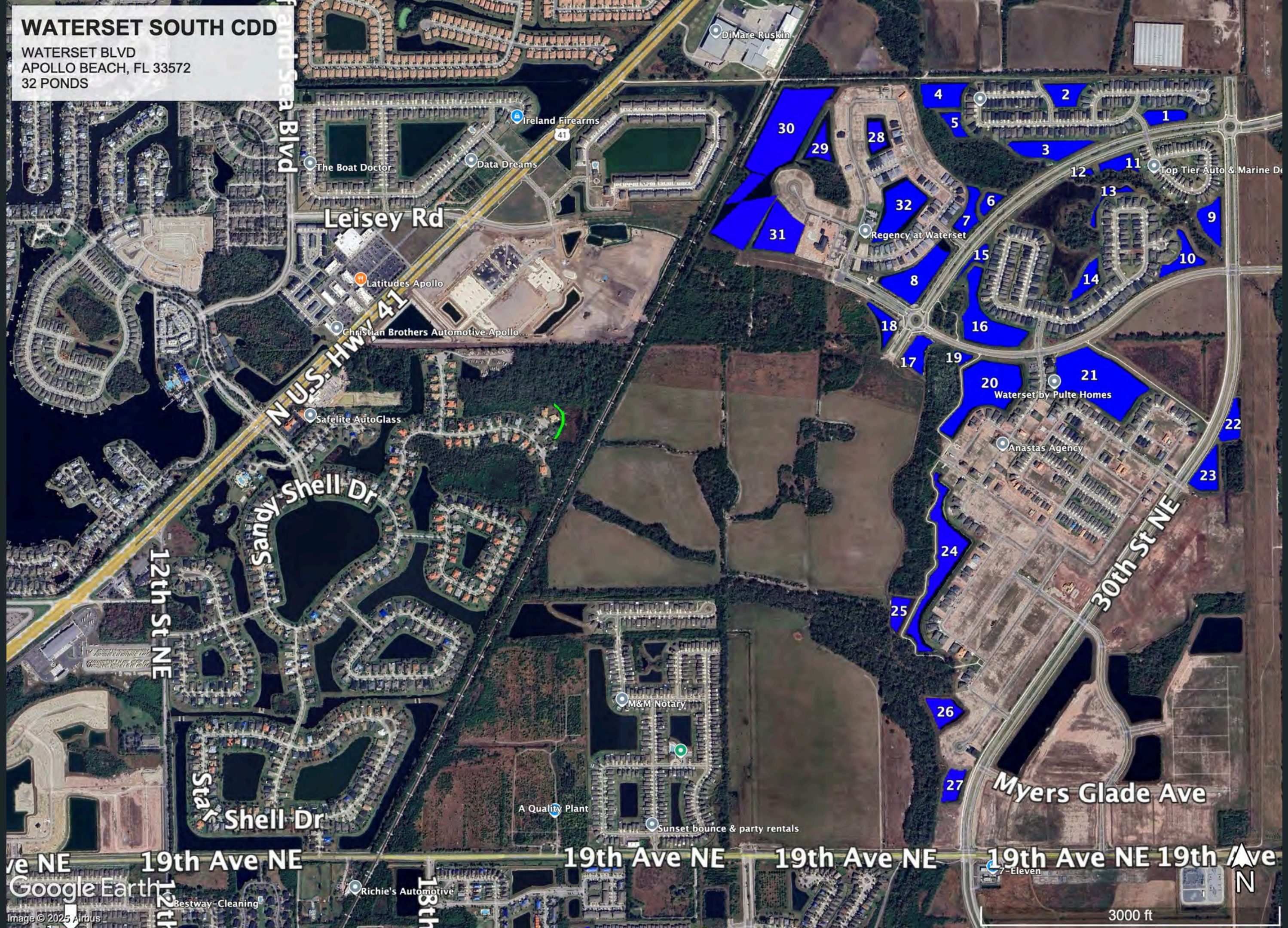


MONTHLY REPORT

SEPTEMBER, 2025



WATERSET SOUTH CDD
WATERSET BLVD
APOLLO BEACH, FL 33572
32 PONDS



Google Earth

Image © 2025 Airbus

Prepared for: Ruben Durand
Prepared By: Devon Craig

SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



Pond #16 Treated for Southern Naiad and Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.



Pond #29 Treated for Shoreline Vegetation.



Pond #32 Treated for Algae and Shoreline Vegetation.

Tab 2



Enhancing landscape with water-conscious techniques

September 2nd, 2025

Waterset South- August Irrigation Maintenance Report

Routine maintenance was completed throughout the month.

No alarms to report.

In addition to routine maintenance, the following issues were addressed:

- **Water leak on Sea Branch Ave on controller G2.**

If you have any questions, comments or concerns, please feel free to contact us at your earliest convenience.

Tab 3

Waterset South CDD Summary & Actionable Items - 08/14/2025

<u>Entity or Person(s) Responsible</u>	<u>Notes & Actionable Items</u>
Board of Supervisors	
District Counsel	
District Engineer	
Aquatics - Sitex	The board asked about physical removal of algae, Tony with Sitex, mentioned it would cost an astronomical amount.
Clubhouse Manager - Castle	
Landscaper (ULS)	
District Management	1. Present goals and objectives. 2. Amenity Rules discussion

Meeting Summary

The vendors presented their reports. The public hearing for the budget was opened and closed. The board adopted the budget for FY25/26 and levied assessments, the board adopted the meeting schedule for FY25/26. Series 2025 project was approved in substantial form

Tab 4

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

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

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated August 9, 2022 (the “**Contract**”), incorporated by reference herein; and

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

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

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

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

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

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

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

William J. Rizzetta

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

Aug 15, 2025

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

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

	MONTHLY	ANNUALLY
Management:	\$1,949.42	\$23,393
Administrative:	\$389.83	\$4,678
Accounting:	\$1,782.33	\$21,388
Financial & Revenue Collections:	\$334.17	\$4,010
Assessment Roll: ⁽¹⁾		\$5,570
Total Standard On-Going Services:	\$4,455.75	\$59,039

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

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

PUBLIC RECORDS REQUESTS FEES:

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

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

LITIGATION SUPPORT SERVICES:

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

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

EXHIBIT E

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

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

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

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

2025-10-01 - Waterset South - Second Addendum - Contract for Professional District Services

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUdg1yJ7_rS57lsM7ZmMQbtXxm253h9Ki

"2025-10-01 - Waterset South - Second Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-15 - 6:16:02 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-15 - 6:16:06 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-15 - 6:23:00 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-15 - 6:23:26 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 6:23:26 PM GMT

Tab 5

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR ALL
AMENITY FACILITIES**

**ADOPTED TO BE
DETERMINED**

**The Founders Club
6168 Turnbuckle Drive
Apollo Beach, FL 33572**

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DEFINITIONS

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: the Founders Club site and various common areas and park sites.

“Amenity Facilities Policies” or **“Policies”** – shall mean all Amenity Facilities Policies of Waterset South Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or **“Board”** – shall mean the Waterset South Community Development District, Board of Supervisors.

“Clubhouse Facilities” – shall mean The Founder’s Club (excludes: Fitness Center, Pool, playground and pickleball courts).

“District” – shall mean the Waterset South Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Minor” – shall be considered any person seventeen (17) years of age or younger.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or **“Patrons”** – shall mean Residents, Non-Resident Members, and Renters; who are fourteen (14) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or family owning property within the District.

FACILITY ACCESS CARDS

One (1) Facility Access Card will be issued to all members of each Resident’s Family and Non-Resident Members; this includes all children fourteen (14) years of age and older. There is a \$10.00 charge to replace any lost or stolen cards. All members will be required to provide proof of District residence or an executed Non-Resident Member Application paid in full. All members will be asked to execute an amenity facilities registration form prior to receiving their access card.

GUARDIAN ACCESS CARDS

One (1) Guardian Facility Access Card may be issued to a Resident Family, Non-Resident Member Family or Renter Family at any one time. There is a \$10.00 charge for this card. The person being issued this card must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form for each child under the age of fourteen (14) [will be responsible for is required]. This card is good for one (1) year from the date of issuance. The Guardian is not allowed to use the Amenity Facilities unless using them with the child or children assigned to the card. The Guardian is also not allowed to bring Guests to the Amenity Facilities at any time. The child or children assigned to the Guardian Card will be required to obtain a Child Identification Card. There is a \$5.00 charge for this card.

RENTER’S PRIVILEGES

- 1) Residents who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident’s membership privileges for purposes of Amenity Facilities use.
- 2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. The Renter will need to get the Assignment of Rights and Privileges Form from the Founder’s Club and have it executed by the Resident and notarized prior to any Facility Access Cards being issued to the Renter. A Renter who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$10.00 charge per card if issuing a new one to first time Renters.
- 3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
- 4) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- 5) Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

GUEST POLICY

- 1) **Pool** – Patrons sixteen (16) and seventeen (17) years of age are only permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age when being accompanied by a Patron sixteen (16) and seventeen (17) years of age. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. Infants, one year old and younger, do not count against the maximum for four (4) total Guests. One of the Family members present must be eighteen (18) years of age or older in order to bring up to four (4) total Guests.
- 2) **Fitness Center** – No Guests are allowed in the Fitness Center at anytime. Patrons may bring a preapproved trainer to the Fitness Center for a personal training session only.
- 3) Patrons ages fourteen (14) years of age and older are permitted to bring one (1) Guest to all other amenities except the pools, and Fitness Centers. That Guest must be fourteen (14) years of age or older and have proper identification to verify age when being accompanied by a Patron fourteen (14) years of age or older.
- 4) Guests must be accompanied by a Patron when using any amenity facility. Patron will be responsible for any damages caused by Guests while using facilities.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in

respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

INDEMNIFICATION

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of CDD facilities agrees to indemnify and hold harmless the Waterset South Community Development District, ("District") and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity and limits of liability granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Resident or Non-Resident Club Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

- 1) Privileges at the amenity facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a) Submits false information on the application for an access card.
 - b) Permits unauthorized use of an access card.
 - c) Exhibits unsatisfactory behavior or appearance.
 - d) Fails to abide by the Rules and Policies established for the use of facilities.

- e) Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal and physical assault.
 - f) Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
- 2) Management may at any time restrict or suspend any Patron's privileges to use any or all the amenity facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
- 3) The District shall follow the process below in regard to Suspension or Termination of an Adult Patrons privileges:
- a) First Offense – A First Offense Violation will result in written notice & explanation of the violation being given to Patron and a copy of such notice being filed in the Founder's Club.
 - b) Second Offense – A Second Offense Violation will result in an Automatic suspension of all Patron's amenity privileges for thirty (30) days. Written notice & explanation will be given to Patron and a copy of such notice will be filed in the Resident Services Office.
 - c) Third Offense – A Third Offense Violation will result in an immediate suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patron's privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Patron shall receive written notice such suspension and Board meeting notice with opportunity to present on his or her behalf. Written notice will be given to Patron as to the Board of Supervisors' decision.
- 4) **IMMEDIATE SUSPENSION & REMOVAL** – The Board Chair, District Manager, and Amenity Manager, have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days. An incident report will be generated, and a copy of such notice will be filed in the Founder's Club. Upon issue of an immediate suspension, should Patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron's privileges for a period of six (6) months. Patron shall receive written notice such suspension and Board meeting notice with opportunity to present on his or her behalf. Written notice will be given to Patron as to the Board of Supervisors' decision.
- 5) Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a

recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Patron shall receive written notice such suspension and Board meeting notice with opportunity to present on his or her behalf. Written notice will be given to Adult Patron as to the Board of Supervisors decision.

- 6) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.
- 7) **Suspension Effective Date –**
 - a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b) Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.
 - c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
- 8) **Appeal Process – Adult Patrons:**
 - a) Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting, or such appeal will be heard at the next subsequent scheduled District meeting.
 - e) Any person appealing will be governed by the following procedures:
 - i) Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - ii) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.

- iii) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- iv) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- v) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- vi) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- vii) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- viii) District action(s) will be resolved by way of successful Board motion.
- ix) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

- 1) At the discretion of Amenity Facilities Staff, Minors (children under the age of eighteen (18)), who violate the rules and policies may be expelled from the facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at the Founder's Club.
- 2) Any Minor who is expelled from the facilities three (3) times in a one-year period, shall have their amenity facilities privileges suspended for one (1) calendar year from the date of the third offense.
- 3) Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Minor's guardian(s) shall receive written notice such suspension and Board meeting notice with opportunity to present on minor's behalf. Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
- 4) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities

using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.

5) **Suspension Effective Date –**

- a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
- b) Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
- c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

6) **Appeal Process – Minor Patrons:**

- a) Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
- b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
- c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e) Any minor appealing will be governed by the following procedures:
 - i) Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - ii) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
 - iii) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - iv) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.

- v) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- vi) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- vii) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- viii) District action(s) will be resolved by way of successful Board motion.
- ix) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

GENERAL FACILITY PROVISIONS

- 1) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- 2) All Patrons must have their assigned Facility Access Card upon entering the amenities. Cards are only to be used by the Patron they are issued to. Patron must present Facility Access Card upon request from Amenity Staff members.
- 3) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) or older.
- 4) All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
- 5) Dogs and all other pets (with the exception of Service Animals) are not permitted at the Clubhouse Facilities and pools. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
- 6) Vehicles must be parked in designated areas. Vehicles shall not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Overnight parking or use of parking lot when not using the Amenity Facilities is prohibited.
- 7) Fireworks of any kind are not permitted anywhere on the Amenity Facilities, adjacent areas or any property owned by the District.

- 8) Only District employees and staff are allowed in the service areas of the Amenity Facilities.
- 9) The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
- 10) Smoking or vaping is not permitted anywhere in the amenity facilities.
- 11) Guests must be accompanied by a Patron while using the Amenities.
- 12) Patrons must present their Facility Access Cards when requested by staff at any Amenity Facility.
- 13) All Patrons must use their card for entrance to the Amenity Facility. All lost or stolen access cards should be reported immediately to the Amenity Center Manager. There will be a \$10.00 replacement card fee.
- 14) Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
- 15) Patrons and their guests shall treat all staff members with courtesy and respect.
- 16) Golf carts, motorcycles, off-road vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
- 17) Skateboarding is not allowed on any District Amenity Facility Property, this includes but is not limited to: the amenity facilities, playground area, bridge areas, and sidewalks surrounding this area.
- 18) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
- 19) The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager, based on approval by the District's Board of Supervisors. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- 20) Firearms or any other weapons are not permitted in any of the Amenity Facilities.
- 21) The Amenity Manager may authorize programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, after consultation and approval by the Board of Supervisors of the District, and based upon usage and rental fees that have been established by the Board. The Amenity Manager may also authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facilities for said events (if the schedule permits), after consultation and approval by the Board of Supervisors of the District. The Amenity

Manager is responsible for collecting revenue for those services and programs provided, and remitting these revenues to the District, in accordance with the Agreement between the District and the Amenity Manager. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc. If the Board of Supervisors of the District authorizes use of the Amenity Facilities by any independent contractor, vendor, or other third party who is providing programs or services, the Amenity Manager is responsible for collecting an attendance roster, and records showing the addresses of participants and the fees collected for such programs and remitting the appropriate revenues to the District.

- 22) There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser will be reported to the local authorities.
- 23) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
- 24) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- 25) Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
- 26) Outdoor grilling is prohibited at all Amenity Facilities unless at a District-approved special event where grilling is pre-approved by the Amenity Manager.

GENERAL AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution related to destruction of Amenity Facility property or equipment.

- 1) **Hours** – The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
- 2) **Emergencies** – After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager (813) 933-5571.

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

INSTRUCTOR USE OF DISTRICT PROPERTY

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be pre-approved by the Waterset South Community Development District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Amenity Manager. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

GENERAL RULES FOR SWIMMING POOL

The pool and pool deck areas of the facilities are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

****NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK****

Pool Hours

September and October:	Open Dawn	Close 7:00 P.M.
November through February:	Open Dawn	Close 5:30 P.M.
March and April:	Open Dawn	Close 7:00 P.M.
May through August:	Open Dawn	Close 8:30 P.M.

- 1) All Patrons must use their assigned Facility Access Card issued to them upon entering the pool area. At any given time, a family may accompany a maximum of four (4) total guests to the swimming pools area.
- 2) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facilities.
- 3) Radios, tape players, CD players, MP3 players, speakers and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- 4) Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at your own risk while adhering to swimming pool rules.
- 5) Showers are required before entering the pool.
- 6) Glass containers are not permitted in the pool area.
- 7) Alcoholic beverages are not permitted in the pool area.

- 8) No jumping, pushing, running or other horseplay is allowed in the pool or pool deck.
- 9) Hanging on the lane lines and interfering with the lap-swimming lane is prohibited.
- 10) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool or pool deck.
- 11) Diving is strictly prohibited at all pools, with the exception of swim team competitions pre-approved by the Board of Supervisors.
- 12) Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- 13) Any person swimming during non-posted swimming hours may be suspended from using the pool facility and/or all of the Amenity Facilities.
- 14) Proper swim attire must be worn in the pool. No denim or cotton shorts permitted.
- 15) No chewing gum is permitted in the pool or pool deck.
- 16) For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
- 17) No one shall pollute the pool. Anyone who does pollute these areas is liable for any costs incurred in treating and reopening the pool.
- 18) Remote controlled water craft are not allowed in the pool area.
- 19) Pool entrances must be kept clear at all times.
- 20) No swinging on ladders, fences, or railings is allowed.
- 21) Pool furniture is not to be removed from the pool area.
- 22) Loud, profane, or abusive language is absolutely prohibited.
- 23) No physical or verbal abuse will be tolerated.
- 24) Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 25) Pets (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
- 26) The Amenity Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool,

including Swim Lessons, Aquatic/Recreational Programs and Home Owner's Association Sponsored Events.

FECES POLICY FOR ALL SWIMMING AND WADING POOLS

- 1) If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.
- 2) Parents should take their children to the restroom before entering the pool.
- 3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

ADA CHAIR LIFT USAGE POLICY

- 1) ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
- 2) Chair lifts are designed for self-use. Amenity Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
- 3) Use of the chairs lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

- 1) Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, swim fins, balls, Frisbees, inflatable objects, or other similar water play items.
- 2) Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events.
- 3) Amenity Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

FITNESS CENTERS POLICIES

- 1) All Patrons using the Fitness Centers are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Centers equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment.

- 2) **Please note the Fitness Centers are unattended facilities. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Centers are encouraged to consult with a physician prior to commencing a fitness program.**
- 3) **Hours** – The Fitness Centers are open for use by Patrons during normal operating hours to be established and posted by the District.
- 4) **Emergencies** – Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.
- 5) **Eligible Users** – Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. No one under the age of sixteen (16) is allowed in the Fitness Centers at anytime. Patron must provide proof of age if requested by Staff to use the Fitness Centers.
- 6) **Guest Policy** – No Guests are allowed in the Fitness Centers at anytime. Patrons may bring a trainer to the Fitness Centers for personal training sessions only. Personal trainers must be preapproved by the Amenity Manager.
- 7) **Food and Beverage** – Food (including chewing gum) is not permitted within the Fitness Centers. Water is permitted in the Fitness Centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.
- 8) **Proper Attire** – Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
- 9) **General Policies** –
 - a) Each individual is responsible for wiping off fitness equipment after use.
 - b) Use of personal trainers is not permitted in the Fitness Centers unless preapproved by the District.
 - c) Hand chalk is not permitted to be used in the Fitness Centers.
 - d) Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
 - e) Weights or other fitness equipment may not be removed from the Fitness Centers.
 - f) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - g) Please replace weights to their proper location after use.

- h) Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- i) Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

FITNESS CENTER POLICIES APPLICABLE TO PERSONAL TRAINERS

The following rules apply to all Personal Trainers regardless of whether the Personal Trainer is also a Patron. These rules apply in addition to general Fitness Center Policies.

- 1) A Patron who has a valid facility access card and is at least 16 years of age may bring an approved Personal Trainer to the fitness center to conduct one-on-one training.
- 2) Personal Trainers may not conduct classes with more than one Patron at a time.
- 3) No guests are permitted in the Fitness Center and a Personal Trainer may not bring a non-resident to the facility.
- 4) Personal Trainers must be pre-approved by the Amenity Manager and must furnish proof of insurance and proper certification. Registration forms may be obtained from the Resident Services Office. Once approved, a Personal Trainer ID badge will be issued and must be worn while in the Fitness Center. The ID badge will include an expiration date that coincides with insurance expiration. In order to continue to provide personal training using District facilities, insurance and certification must be kept up to date.

PICKLEBALL POLICIES

All Patrons and Guests using the Founders Club Pickleball Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. Guests may use the Facilities if accompanied by a Patron.

Facilities and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

- 1) **Hours** – The Pickleball and Tennis Facilities are available for use by Patrons from 7:00 a.m. to 9:00 p.m., Monday thru Sunday. Tennis Court lights are on a timer system. Timer cannot be set past 9:00 p.m.
- 2) **Emergencies** – Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.

3) **General Policies –**

- a) Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
- b) Usage is available on a first come first serve basis, unless otherwise programmed by the District.
- c) Schedules of programs will be posted.
- d) Proper attire is required.
- e) Patrons and Guest must supply their own equipment.
- f) Use of glass containers on the tennis court is not permitted.
- g) The pickleball courts are for the play of pickleball only. Pets and the use of roller blades, bikes, skates, skateboards and scooters are prohibited on the pickleball courts.

FISHING AND POND POLICIES

Only Patrons and their Guests may fish from ponds located within the District. We ask that you respect your fellow landowners and access the ponds through the proper access points. The District operates under a catch and release policy for all fish caught in the ponds. The ponds serve as stormwater management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

- 1) Fishing is only permitted from dawn until dusk in District owned ponds.
- 2) The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
- 3) Spear fishing or the use of spear guns, bow & arrows, and firearms are not permitted as acceptable methods to fish.
- 4) Cast netting is prohibited.
- 5) Please note, there are alligators and other wildlife in the ponds and other areas within Waterset. Please use caution when in the vicinity of bodies of water.
- 6) Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-hookers or needle-nose pliers need to be carried at all times.
- 7) Circle hooks are recommended for all live bait fishing.

- 8) In events when dangerous wildlife is “caught” by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
- 9) The use of traps is strictly prohibited.
- 10) The use of profanity or disruptive behavior will not be tolerated.
- 11) All trash or debris must be disposed of in the appropriate receptacles. The philosophy of “If you bring it with you, you must take it with you when you leave” is employed.
- 12) Fish are not to be moved from one pond to another.
- 13) There shall be no permitted introduction of fish or stocking any of the lakes or ponds.
- 14) Individuals shall be responsible to obtain any permits or licenses that may be required under Florida law to legally fish. Any monetary penalties or fees incurred by the District as a result of an individual’s failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.
- 15) **General Polices –**
 - a) Swimming is prohibited in all ponds on District property.
 - b) No watercrafts of any kind are allowed in any of the ponds on District property.
 - c) Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish in the ponds walk or ride bicycles.
 - d) Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
 - e) There is a 20-foot District owned buffer surrounding each pond, Patrons may fish in the 20-foot buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
 - f) Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water’s edge.

POLICIES FOR ALL PARKS AND PLAYGROUNDS

- 1) Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
- 2) Parks and playgrounds are for recreational use only by Patrons and Guests. Organized assemblies are not permitted without approval of the Amenity Manager and CDD Board.
- 3) Guests must be accompanied by Patrons in accordance with the Districts guest policies.

- 4) Children under the age of eight (8) must be accompanied by an adult Patron.
- 5) No grills of any kind are permitted at parks within Waterset South CDD.
- 6) The use of fireworks is prohibited.
- 7) No roughhousing at the parks and playgrounds.
- 8) Persons using the parks and playgrounds must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- 9) The use of profanity or disruptive behavior is absolutely prohibited.
- 10) Alcoholic beverages are not permitted on the parks or playgrounds.
- 11) Inflatable equipment, such as bounce houses, is not permitted at the parks or playgrounds.
- 12) Parks and playgrounds hours are as posted. If not posted then hours are from dawn to dusk, Monday thru Sunday.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the CDD and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the CDD for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back

any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

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POLICY ADOPTION PROCESS SUMMARY

The Policies for all Amenity Facilities were originally adopted at a publicly noticed meeting by the Board of Supervisors for the Waterset South Community Development District on _____, 20____.

Attest:

WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 6

RESOLUTION 2025-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Waterset South Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Policies and Rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Amenity Policies and Rates”); and

WHEREAS, the Board finds that the Amenity Policies and Rates outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Amenity Policies and Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Amenity Policies and Rates shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of September, 2025.

ATTEST:

**WATERSET SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Policies and Rates

EXHIBIT A

Amenity Policies and Rates

TYPE	RATE
Non-Resident User	\$4,500
Facility Access Card Replacement	\$10.00
Facility Access Card for Guardians & Renters	\$10.00
Child Identification Card	\$5.00
Room Rental (12:00 P.M. to 5:00 P.M.)	\$150.00
Room Rental (6:00 P.M. to 11:00 P.M.)	\$200.00

Tab 7



Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2024/2025

This memo outlines potential district goals and objectives for the 2024-2025 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.

Board Meeting Goals and Objectives:

- Audience Comments – adhere to this requirement to foster informed decision-making.

Tab 8



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Professionals in Community Management

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Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2025/2026

This memo outlines potential district goals and objectives for the 2025-2026 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 9

RESOLUTION 2025-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2025-12 IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset South Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”), and Hillsborough County, Florida, Ordinance No. 22-19, as amended by Ordinance No. 25-9 (collectively the “**Ordinance**”); and

WHEREAS, the District adopted Resolution 2025-12 on July 17, 2025, which declared special assessments and set the public hearing thereon in accordance with Chapters 170, 190, and 197, Florida Statutes; and

WHEREAS, after the adoption of Resolution 2025-12, the District hereby determines necessary to reschedule the public hearing and restart the statutory assessment process; and

WHEREAS, based on these determinations, the District desires to rescind Resolution 2025-12 in its entirety.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Resolution 2025-12 adopted by the Board on July 17, 2025, is hereby rescinded in its entirety.

SECTION 3. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

SECTION 4. This Resolution shall become effective upon its passage.

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PASSED AND ADOPTED this 11th day of September 2025.

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair, Board of Supervisors

Tab 10

**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

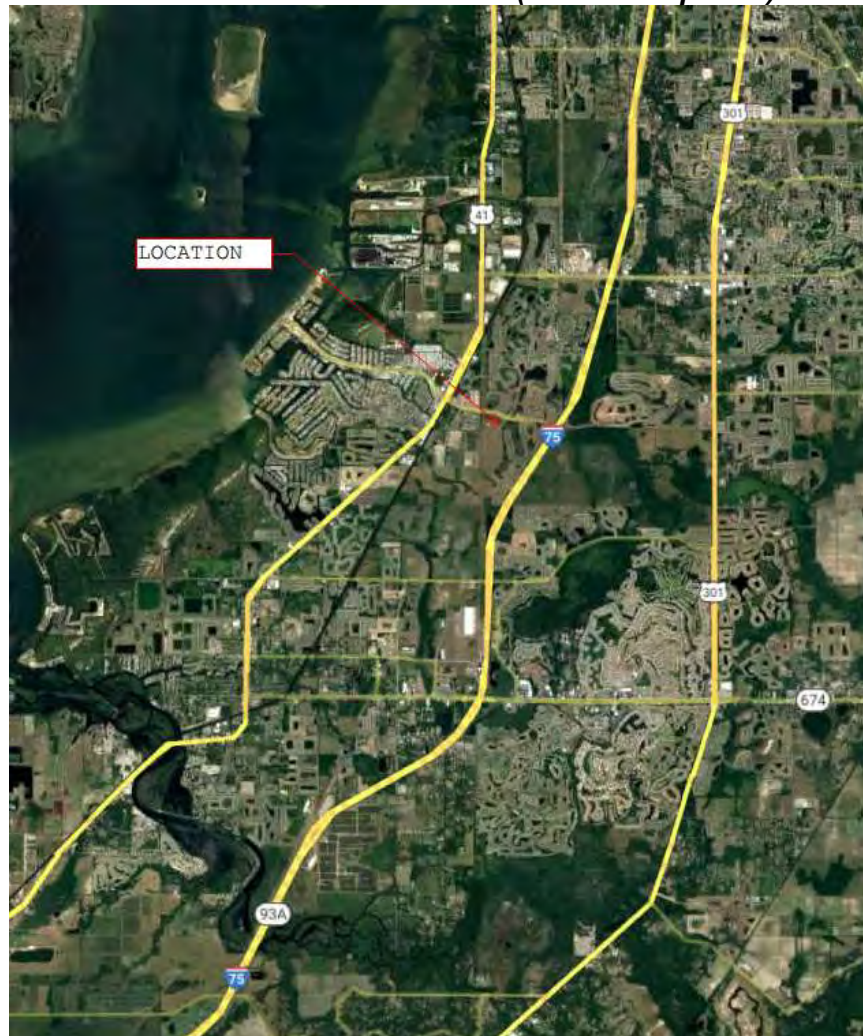
OVERVIEW

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)

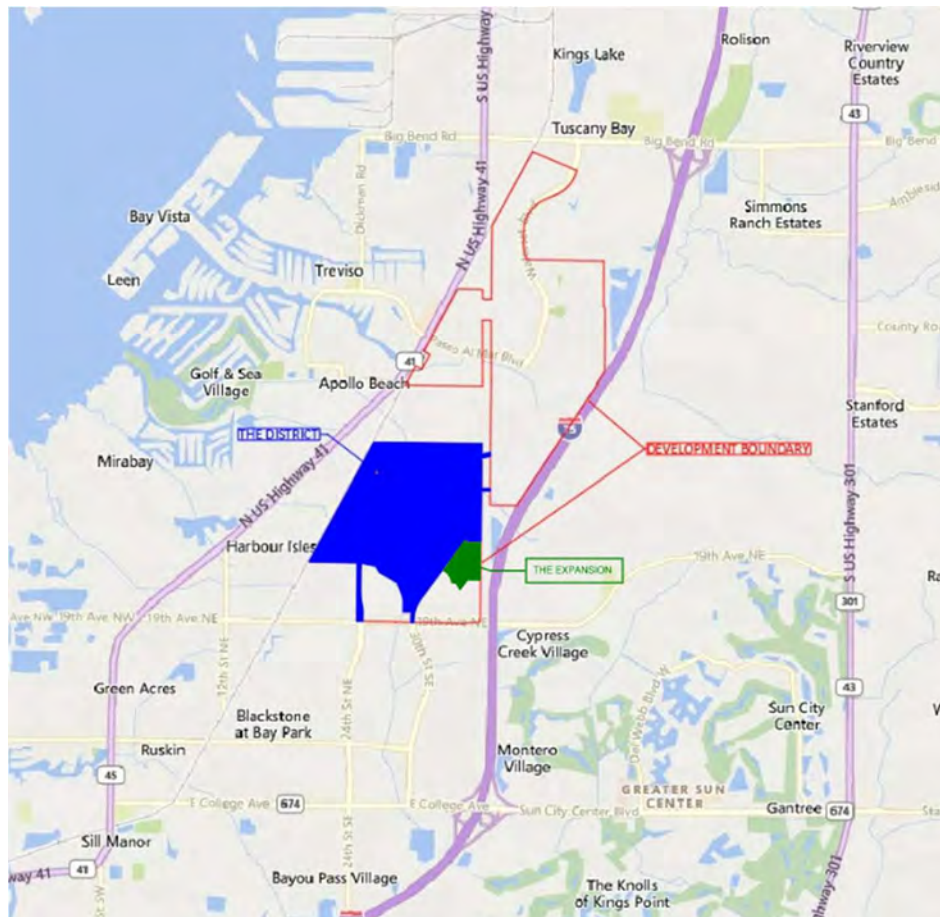


The District

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.

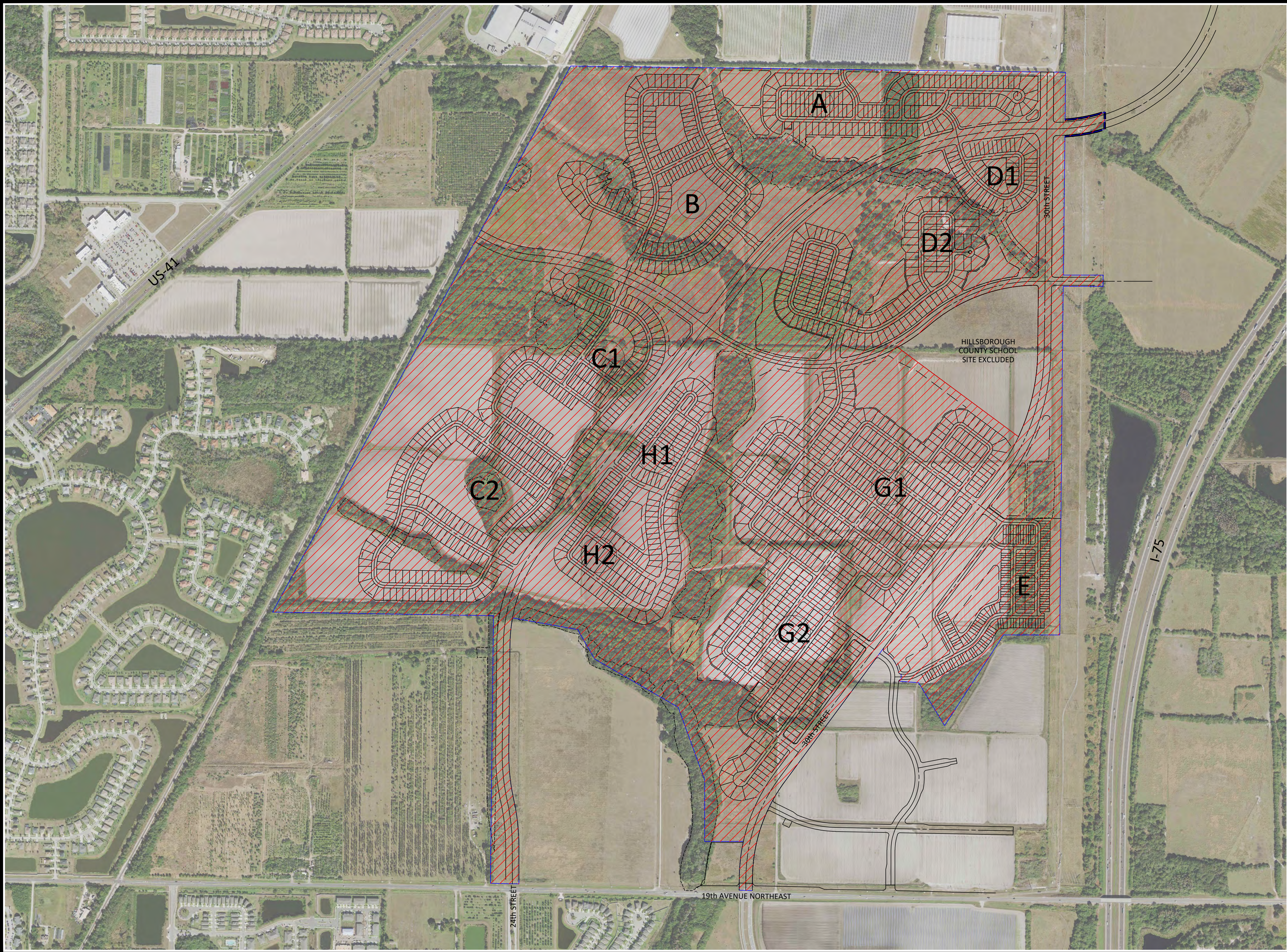
The infrastructure total construction cost developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Hillsborough County and quantities as represented on the master plans. 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.

SCALE: 1" = 500'

0 250 500 1000

HALF SCALE 11" BY 17"


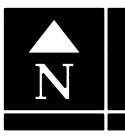


EXHIBIT B

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 11



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

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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.



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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.



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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



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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.



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EXHIBIT A:

MAXIMUM ALLOCATION METHODOLOGY



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**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	\$170,835,000 ⁽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	(\$3,416,700)
Total Uses	(\$170,835,000)

(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%	\$556,685 ⁽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 2	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 3	70 - Conventional	\$134,877.23	\$10,987.82
0541860372	BRENNAN 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 2	70 - Conventional	\$134,877.23	\$10,987.82
0542440278	BRIAN CASANOVA AND BELKIS MILAGROS CASANOVA OSSER	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 2	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 1	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 1	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 1	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 24	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 1	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 1	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 11	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 21	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 21	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 11	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 21	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 21	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 11	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 11	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 11	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 11	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 11	60 - Conventional	\$115,609.06	\$9,418.13

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

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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 34	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 2	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 1	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 2	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 1	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 2	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 1	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 2	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 2	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 2	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 14	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 1	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 2	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 14	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 14	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 1	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 2	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 2	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 2	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 2	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 3	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 2	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 14	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 26	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 26	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 26	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 2	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 2	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 2	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 2	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 14	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 14	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 14	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 14	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 14	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 14	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 14	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 14	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 14	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 14	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

MAXIMUM ASSESSMENT LIEN ROLL

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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 2	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 14	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 2	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 2	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 2	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 1	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 14	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 14	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 2	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

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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 1	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 1	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 1	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 1	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 1	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 1	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 1	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 1	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 1	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 1	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 2	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 28	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 28	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 28	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 28	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 28	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 28	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 28	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 28	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 28	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 28	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 12

RESOLUTION 2025-20

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 lands within the District, inclusive of the New Lands, will defray approximately \$170,835,000.00 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 _____ on October __, 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 11th day of September, 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 13

MINUTES OF MEETING

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

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterset South Community Development District was held on **Thursday, August 14, 2025, at 9:03 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

Pete Williams	Board Supervisor, Vice - Chairman
Deneen Klenke	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary

Also, present were:

Ruben Durand	District Manager, Rizzetta & Co.
Alyssa Willson	District Counsel, Kutak Rock LLP <i>(via conf. call)</i>
Kathy Parodi	Representative, Castle Group
John Toborg	Representative, Rizzetta & Co.
Tony Smith	Representative, Sitex
Eric Francis	District Engineer, Heidt Design <i>(via conf. call)</i>
Misty Taylor	Representative, BMO Law <i>(via conf. call)</i>
Sara Zane	Representative, MBS <i>(via conf. call)</i>
Cristi Cochran	Representative, ULS
Brian Brown	Representative, Ballenger
Trey Ballenger	Representative, Ballenger

Audience

Not Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

No Audience Comments.

THIRD ORDER OF BUSINESS**Staff Reports****A. Aquatics Report**

Present. Mr. Smith presented the report.

The Board asked about the physical removal of algae, the vendor reported that it would cost an astronomical amount.

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

Present. Mr. Toborg presented the report.

ii. Landscape Contractor Update

Present. Ms. Cochran presented the report and provided updates to the Board.

iii. Irrigation Contractor Update

Present. Mr. Brown presented his report and provided updates.

C. District Counsel

Present. Ms. Wilson's office is continuing to monitor the items approved in the Legislative Session.

D. District Engineer

Not Present, No report.

E. District Manager

The next CDD meeting will be a Regular Meeting on September 11th, 2025, at 9:00am.

FOURTH ORDER OF BUSINESS**BUSINESS ITEMS****A. Opening of Public Hearing on Fiscal Year 2025 – 2026**

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved the opening of the Public Hearing on Fiscal Year 2025 – 2026 for the Waterset South Community Development District.
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B. Closing of Public Hearing on Fiscal Year 2025 – 2026

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved the closing of the Public Hearing on Fiscal Year 2025 – 2026 for the Waterset South Community Development District.

C. Consideration of Resolution 2025 – 14; Adopting Fiscal Year 2025 – 2026 Final Budget

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved Resolution 2025 – 14; Adopting Fiscal Year 2025 – 2026 Final Budget for the Waterset South Community Development District.

D. Opening of Public Hearing on Fiscal Year 2025 – 2026 Assessments

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved the opening of the Public Hearing on Fiscal Year 2025 – 2026 Assessments for the Waterset South Community Development District.

E. Closing of Public Hearing on Fiscal Year 2025 – 2026 Assessments

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved the closing of the Public Hearing on Fiscal Year 2025 – 2026 Assessments for the Waterset South Community Development District.

F. Consideration of Resolution 2025 – 15; Levying O&M Assessments for Fiscal Year 2025 – 2026

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved Resolution 2025 – 15; Levying O&M Assessments for Fiscal Year 2025 – 2026 for the Waterset South Community Development District.

G. Consideration of Resolution 2025 – 16; Setting the Meeting Schedule for Fiscal Year 2025 – 2026

On a motion by Mr. Blakley, seconded by Mr. Williams with all in favor, the Board approved Resolution 2025 – 16; Levying O&M Assessments for Fiscal Year 2025 – 2026 as amended for the Waterset South Community Development District.

H. Consideration of 2024 – 2025 Goals & Objectives Reports

Tabled

I. Discussion on Amenity Rules

Ms. Wilson presented it to The Board.

J. Presentation of series 2025 project, assessment report

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved the assessment report in substantial form for the Waterset South Community Development District.

K. Consideration of Resolution 2025 – 17; Delegation Resolution

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved Resolution 2025 – 17; Delegation Resolution for the Waterset South Community Development District.

L. Consideration of Investment Banking Agreement

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, The Board approved the Investment Banking Agreement for the Waterset South Community Development District.

M. Consideration of Arbitrage engagement letter WSS CDD Series 2024

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, The Board approved the arbitrage engagement letter for the Waterset South Community Development District.

FIFTH ORDER OF BUSINESS**BUSINESS ADMINISTRATION****A. Consideration of the Board of Supervisors Meeting Minutes for July 10, 2025 & July 17, 2025**

On a motion by Mr. Blakley, seconded by Mr. Williams with all in favor, the Board approved The Meeting Minutes of The Board Supervisors meeting held on July 10th, 2025, and July 17th, 2025, for the Waterset South Community Development District.

B. Consideration of Operations and Maintenance Expenditures for June 2025 and July 2025

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, The Board of Supervisors ratified Operations & Maintenance Expenditures for June 2025, (\$85,287.37) as presented for the Waterset South Community Development District.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Klenke would like the amenity rules and July Board package sent.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Williams seconded by Mr. Blakley, with all in favor, the Board agreed to adjourn the meeting at 9:58 am, for the Waterset South Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 14

Waterset South Community Development District

District Office · Riverview, Florida · (813)-533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.watersetsouthcdd.org

Operations and Maintenance Expenditures

July 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$85,287.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Castle Management, LLC	100304	PREIM06-13-25-263	Payroll Period 05/24/25-06/06/25	\$ 2,412.00
Castle Management, LLC	100306	INS-0625-298	Insurance Reimbursement 06/25	\$ 138.35
Castle Management, LLC	100306	MGT-070125-506	Contract Management Fees 07/25	\$ 500.00
F Peter Williams	100307	FW071725	Board of Supervisor Meeting 07/17/25	\$ 200.00
Hillsborough County BOCC	20250723-1	6145712597 06/25 ACH	Reclaim Water Services 06/25	\$ 136.70
Hillsborough County BOCC	20250723-2	2643318705 06/25 ACH	5568 Waterset Blvd. 06/25	\$ 221.84
Hillsborough County BOCC	20250723-3	2351444373 06/25 ACH	Reclaim Water Services 06/25	\$ 1,103.91
John C. Blakley	100305	JB071025	Board of Supervisor Meeting 07/10/25	\$ 200.00
John C. Blakley	100308	JB071725	Board of Supervisor Meeting 07/17/25	\$ 200.00
Kutak Rock, LLP	100309	3584896	General Counsel - Legal Services 05/25	\$ 1,321.00
Rizzetta & Company, Inc.	100303	INV0000100456	District Management Fees 07/25	\$ 5,831.01
Rizzetta & Company, Inc.	100312	INV0000100982	Mass Mailing 07/25	\$ 698.01

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	100310	9981-b	Monthly Lake Maintenance 07/25	\$ 4,160.00
TECO	20250722-1	TECO Summary 06/25 ACH 184	TECO Summary 06/25 ACH	\$ 24,497.79
United Land Services	100314	158023	Remove Dead Sod 06/25	\$ 118.27
United Land Services	100314	158024	Replace Plants 06/25	\$ 838.29
United Land Services	100314	158025	Replace Trees 06/25	\$ 9,870.45
United Land Services	100314	158236	Monthly Landscape Maintenance 07/25	<u>\$ 32,839.75</u>
Report Total				<u>\$ 85,287.37</u>



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

Document No:INS-0625-298
Document Date:06/30/2025

RECEIVED
07/10/25

Association: Waterset South Community Development District Facilities Manag

Total Due: \$138.35

Date	Description	Amount
06/30/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$71.50
06/30/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$66.85

Report Totals

Billing: \$138.35
Total Sales Tax: \$0.00
Balance Due: **\$138.35**



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

Document No:MGT-070125-506
Document Date:07/01/2025

Association: Waterset South Community Development District Facilities Manag

Contract No: WATSC

Total Due: \$500.00

Fee	Amount
Contract Management	\$500.00

Report Totals

Billing: \$500.00
Total Sales Tax: \$0.00
Balance Due: \$500.00

RECEIVED
07/02/2025

Waterset South CDD
Meeting Date: July 17, 2025

RECEIVED
07/17/25

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Deneen Klenke*	
Pete Williams	<input checked="" type="checkbox"/>
John Blakley	<input checked="" type="checkbox"/>
Lynda McMorrow*	
Amanda King *	

FW07/17/25

JB071725

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:05 AM
Meeting End Time:	9:29 AM
Total Meeting Time:	24 mins

Time Over 3 (?) Hours:	0
------------------------	---

Total at \$175 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

R. Durand



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	07/02/2025	07/23/2025

Summary of Account Charges

Previous Balance	\$324.25
Net Payments - Thank You	\$-324.25
Total Account Charges	\$136.70
AMOUNT DUE	\$136.70

RECEIVED
07/03/2025

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6145712597



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



WATERSET SOUTH CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

1,021 8

DUE DATE	07/23/2025
AMOUNT DUE	\$136.70
AMOUNT PAID	



0061457125971 00000136705



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	07/02/2025	07/23/2025

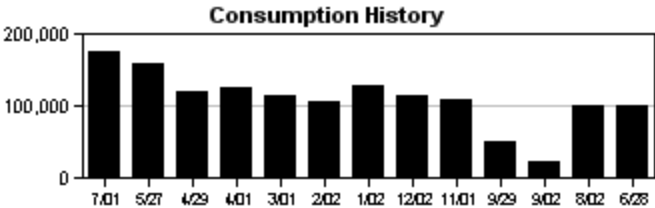
Service Address: 6288 HIDDEN BRANCH DR - COMM RCLM IRR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701266672	05/27/2025	1827964	07/01/2025	2003170	175206 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$62.88
Total Service Address Charges	\$62.88



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	07/02/2025	07/23/2025

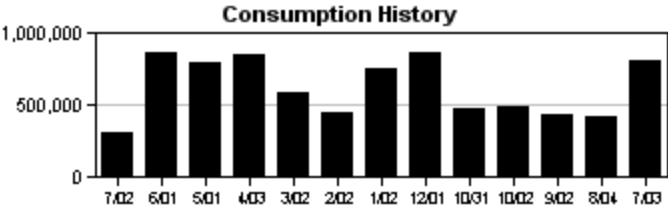
Service Address: 5261 COVINGTON DR - COMM RCLM IRRIG

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702663878	06/01/2025	13686079	07/02/2025	13989228	303149 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$57.48
Total Service Address Charges	\$57.48





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	07/02/2025	07/23/2025

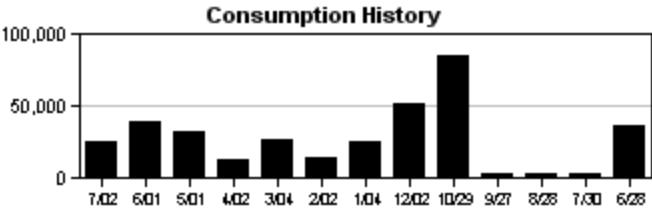
Service Address: 6064 HIDDEN BRANCH DR - COMM RCLM IRRIG

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703747518	06/01/2025	174991	07/02/2025	199649	24658 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.13
Total Service Address Charges	\$10.13



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	07/02/2025	07/23/2025

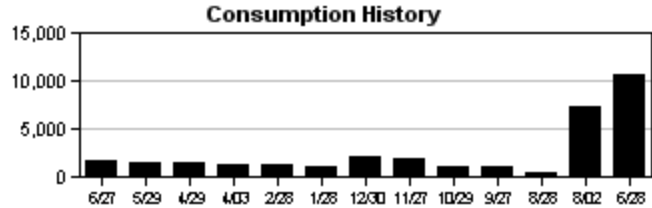
Service Address: 6335 MIDSHIP CT - COMM RCLM IRRIG

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907325	05/29/2025	1023	06/27/2025	1039	1600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.21
Total Service Address Charges	\$6.21





Hillsborough
County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	07/03/2025	07/24/2025

RECEIVED
07/07/25

Summary of Account Charges

Previous Balance	\$1,110.72
Net Payments - Thank You	\$-1,110.72
Total Account Charges	\$221.84
AMOUNT DUE	\$221.84

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2643318705



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



WATERSET SOUTH CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE
TAMPA FL 33614-8390

49818

DUE DATE	07/24/2025
AMOUNT DUE	\$221.84
AMOUNT PAID	



0026433187056 00000221846



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	07/03/2025	07/24/2025

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

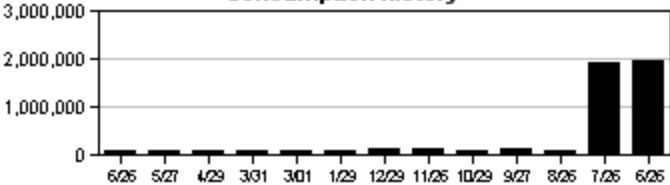
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	05/27/2025	2622262	06/26/2025	2693301	71039 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$18.02
Total Service Address Charges	\$18.02

Consumption History



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	07/03/2025	07/24/2025

Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG

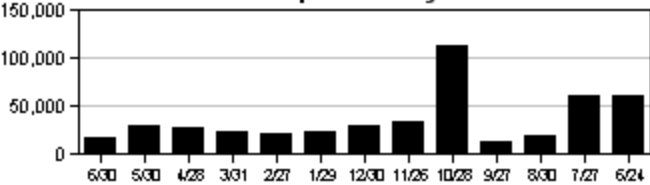
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	05/30/2025	1153700	06/30/2025	1169883	16183 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.83
Total Service Address Charges	\$8.83

Consumption History





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	07/03/2025	07/24/2025

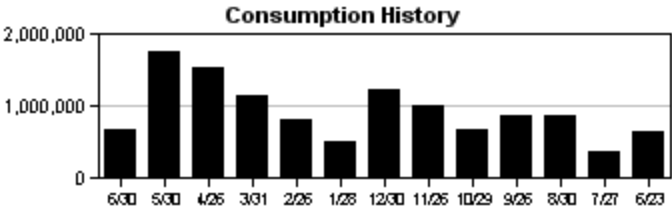
Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	05/30/2025	23460024	06/30/2025	24131322	671298 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$174.73
Total Service Address Charges	\$174.73



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	07/03/2025	07/24/2025

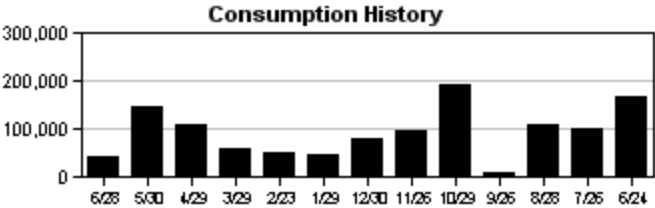
Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	05/30/2025	2648987	06/28/2025	2690335	41348 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.97
Total Service Address Charges	\$12.97





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	07/03/2025	07/24/2025

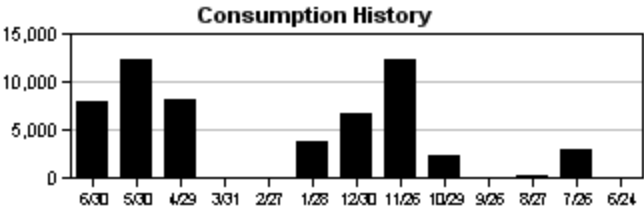
Service Address: 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	05/30/2025	180405	06/30/2025	188326	7921 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.29
Total Service Address Charges	\$7.29





Hillsborough
County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	07/18/2025	08/08/2025

RECEIVED
07/21/25

Summary of Account Charges

Previous Balance	\$133.65
Net Payments - Thank You	\$-133.65
Total Account Charges	\$1,103.91
AMOUNT DUE	\$1,103.91

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2351444373



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



WATERSET SOUTH CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-8390

2,221 8

DUE DATE	08/08/2025
AMOUNT DUE	\$1,103.91
AMOUNT PAID	



0023514443730 00001103910



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	07/18/2025	08/08/2025

Service Address: 5360 30TH ST NE - COMM RCLM IRRIG

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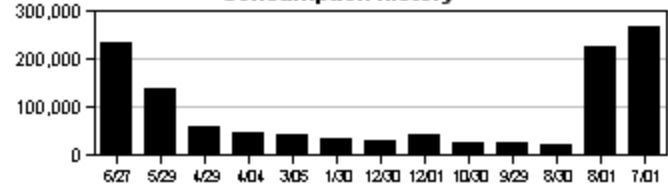
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702674522	05/29/2025	1197780	06/27/2025	1431845	234065 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$45.73
Total Service Address Charges	\$45.73

An estimated read was used to calculate your bill

Consumption History



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	07/18/2025	08/08/2025

Service Address: 5000 SEA BRANCH AVE - IRRIGATION RECLAIM

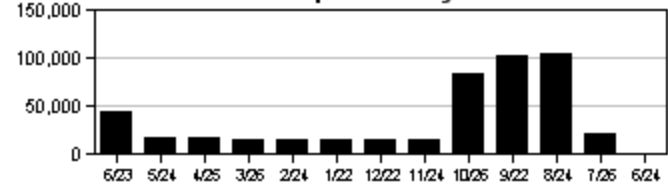
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702858474	05/24/2025	417513	06/23/2025	461787	44274 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$24.12
Total Service Address Charges	\$24.12

Consumption History





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	07/18/2025	08/08/2025

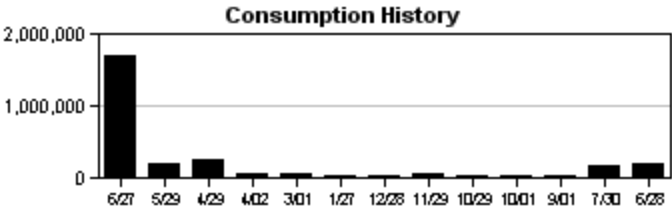
Service Address: 5278 30TH ST NE - COMM RCLM IRRIG

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702665776	05/29/2025	14392700	06/27/2025	16083624	1690924 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$984.60
Total Service Address Charges	\$984.60



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	07/18/2025	08/08/2025

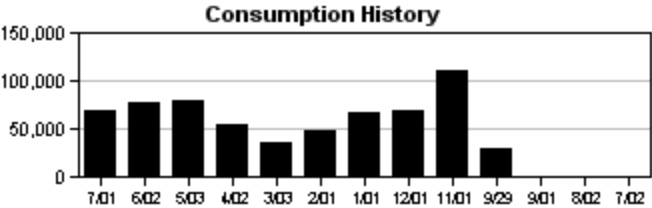
Service Address: 6118 TURNBUCKLE DR - IRRIGATION RECLAIM

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702880892	06/02/2025	572036	07/01/2025	640868	68832 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$43.52
Total Service Address Charges	\$43.52





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	07/18/2025	08/08/2025

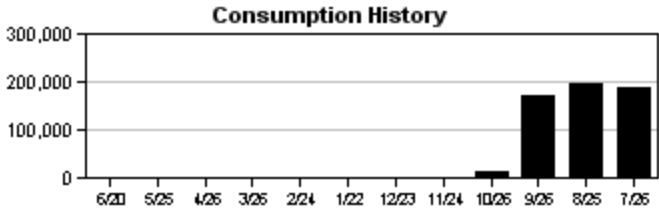
Service Address: 5134 30TH ST NE - IRRIGATION RECLAIM

M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702579412	05/25/2025	570885	06/20/2025	570885	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94



Waterset South CDD
Meeting Date: July 10, 2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Deneen Klenke*	
Pete Williams	
John Blakley	✓
Lynda McMorrow*	
Amanda King *	

JB071025

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
07/11/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:01 AM
Meeting End Time:	9:59 AM
Total Meeting Time:	58 mins

Time Over 3 (?) Hours:	0
------------------------	---

Total at \$175 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

R. Durand

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Mr. Jerry Whited
Waterset South CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3584896
28623-1

Re: General Counsel

For Professional Legal Services Rendered

05/02/25	A. Willson	0.10	32.50	Confer with Rupnarain regarding district insurance coverage and TECO agreement
05/07/25	R. Dugan	0.20	61.00	Correspondence regarding meeting coverage and proposed budget
05/07/25	A. Willson	0.80	260.00	Review meeting agenda; prepare materials for board meeting; confer with Durant and King regarding proposed budget
05/08/25	R. Dugan	0.50	152.50	Attend portion of Board meeting after Willson; follow up correspondence regarding same
05/08/25	A. Willson	1.60	520.00	Confer with King, Brizendine, Connell and Durand regarding district budget; attend board meeting; post meeting follow up
05/18/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/29/25	A. Willson	0.40	130.00	Confer with Evans regarding upcoming meeting agenda; prepare uniform method resolution

KUTAK ROCK LLP

Waterset South CDD

June 30, 2025

Client Matter No. 28623-1

Invoice No. 3584896

Page 2

05/30/25	A. Willson	0.10	32.50	Confer with Evans regarding upcoming board meeting agenda and budget notice process
----------	------------	------	-------	---

TOTAL HOURS	4.20
-------------	------

TOTAL FOR SERVICES RENDERED	\$1,321.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$1,321.00</u>
--------------------------	-------------------

RECEIVED
07/01/2025

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

Invoice

Date	Invoice #
7/2/2025	INV0000100456

Bill To:

Waterset South CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00184

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,730.42	\$1,730.42
Administrative Services	1.00	\$378.50	\$378.50
Dissemination Services	1.00	\$500.00	\$500.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$324.42	\$324.42
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,892.67	\$1,892.67
Website Compliance & Management	1.00	\$105.00	\$105.00
	Subtotal		\$5,831.01
	Total		\$5,831.01

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

Invoice

Date	Invoice #
7/21/2025	INV0000100982

Bill To:

Waterset South CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

RECEIVED
07/21/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00184

[illegible]

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219 USA
8135642322
office@sitexaquatics.com

Invoice

BILL TO
Waterset South CDD Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
9981-b	07/01/2025	\$4,160.00	07/31/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance 23 Waterways	1	2,682.00	2,682.00
	Aquatic Maintenance	Monthly Lake Maintenance 8 Waterways: Ponds 24-31	1	1,118.00	1,118.00
	Larvicide	Midge Larviciding for Pond #32	1	360.00	360.00

SUBTOTAL	4,160.00
TAX	0.00
TOTAL	4,160.00
BALANCE DUE	\$4,160.00

RECEIVED
07/01/2025

Waterset South CDD
TECO Electric Summary
May 30, 2025 - June 27, 2025
Statement Date: 07/03/2025
Due Date: 07/24/2025

RECEIVED
07/17/25

Account #	Amount	Credit	Service Address	GL Code	Dept Code
221008801724	\$ 10,673.06		5586 Summer Sunset Dr	51300	4307
221008952683	\$ 6,661.74		Waterset PH G1 Wolf Creek	51300	4307
221008954077	\$ 6,601.71		Waterset PH G2 Wolf Creek	51300	4307
221009082118	\$ 451.07		Waterset Covington Dr PHB	51300	4307
221009083702	\$ 25.04		5448 Wateret Blvd, IRRG	51300	4301
221009083710	\$ 21.00		5421 Summer Sunset Dr, IRRG	51300	4301
221009143712	\$ 22.35		5261 Covington Garden Dr, IRRG	51300	4301
221009143720	\$ 21.00		6288 Hidden Branch Dr	51300	4301
221009143738	\$ 20.82		6064 Hidden Branch Dr, IRRG	51300	4301
221009251358		\$ (232.18)	5081 NE 30th St IRRG	51300	4301
211030939485		\$ (256.91)	5289 30th St Apollo Beach	51300	4301
Total By Code: 001-53100-4301	\$ 110.21				
Total By Code:001-53100-4307	\$ 24,387.58				
Total By Code: 001-15601					

Total Amount \$ 24,497.79



WATERSET SOUTH CDD
C/O WOLF CREEK PH A, D1
5586 SUMMER SUNSET DR
APOLLO BEACH, FL 33572-2246

Statement Date: July 03, 2025

Amount Due: \$10,673.06

Due Date: July 24, 2025

Account #: 221008801724

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$10,673.06
Payment(s) Received Since Last Statement	-\$10,673.06

Current Month's Charges	\$10,673.06
--------------------------------	--------------------

Amount Due by July 24, 2025	\$10,673.06
------------------------------------	--------------------

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



Scan here to view
your account online.



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



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

Account #: 221008801724

Due Date: July 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$10,673.06

Payment Amount: \$ _____

608174635662

WATERSET SOUTH CDD
C/O WOLF CREEK PH A, D1
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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

6081746356622210088017240000010673060



Service For:
5586 SUMMER SUNSET DR
APOLLO BEACH, FL 33572-2246


Account #: 221008801724
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	4351 kWh @ \$0.03412/kWh		\$148.46
Fixture & Maintenance Charge	229 Fixtures		\$3803.69
Lighting Pole / Wire	229 Poles		\$6485.28
Lighting Fuel Charge	4351 kWh @ \$0.03363/kWh		\$146.32
Storm Protection Charge	4351 kWh @ \$0.00559/kWh		\$24.32
Clean Energy Transition Mechanism	4351 kWh @ \$0.00043/kWh		\$1.87
Storm Surcharge	4351 kWh @ \$0.01230/kWh		\$53.52
Florida Gross Receipt Tax			\$9.60
Lighting Charges			\$10,673.06

Total Current Month's Charges **\$10,673.06**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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



WATERSET SOUTH CDD
WATERSET PH G1 WOLF CREEK
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: \$6,661.74

Due Date: July 24, 2025

Account #: 221008952683

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due \$6,609.52

Payment(s) Received Since Last Statement -\$6,609.52

Current Month's Charges \$6,661.74

Amount Due by July 24, 2025 \$6,661.74

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



Scan here to view
your account online.



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



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

Account #: 221008952683

Due Date: July 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,661.74

Payment Amount: \$ _____

662495387530

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

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

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

6624953875302210089526830000006661745



Service For:
WATERSET PH G1 WOLF CREEK
APOLLO BEACH, FL 33572


Account #: 221008952683
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages




Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	2508 kWh @ \$0.03412/kWh		\$85.57
Fixture & Maintenance Charge	132 Fixtures		\$2192.52
Lighting Pole / Wire	134 Poles		\$3794.88
Lighting Fuel Charge	2508 kWh @ \$0.03363/kWh		\$84.34
Storm Protection Charge	2508 kWh @ \$0.00559/kWh		\$14.02
Clean Energy Transition Mechanism	2508 kWh @ \$0.00043/kWh		\$1.08
Storm Surcharge	2508 kWh @ \$0.01230/kWh		\$30.85
Florida Gross Receipt Tax			\$5.53
State Tax			\$452.95
Lighting Charges			\$6,661.74


Total Current Month's Charges **\$6,661.74**

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Tampa, FL 33601-0111

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TampaElectric.com

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

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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WATERSET SOUTH CDD
WATERSET PH G2 WOLF CREEK
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: \$6,601.71

Due Date: July 24, 2025
Account #: 221008954077

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$6,549.49
Payment(s) Received Since Last Statement	-\$6,549.49

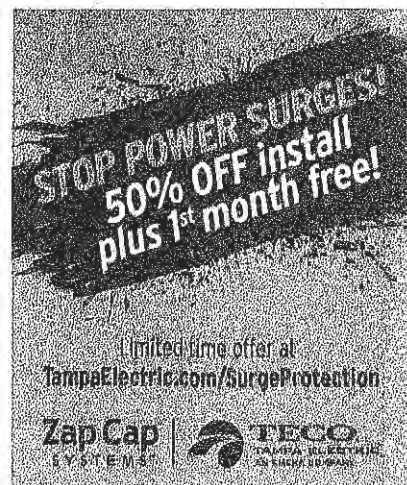
Current Month's Charges	\$6,601.71
-------------------------	------------

Amount Due by July 24, 2025	\$6,601.71
-----------------------------	------------

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



Scan here to view
your account online.



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



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

Account #: 221008954077

Due Date: July 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,601.71

Payment Amount: \$ _____

662495387531

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

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

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

6624953875312210089540770000006601718



Service For:
WATERSET PH G2 WOLF CREEK
APOLLO BEACH, FL 33572

Account #: 221008954077
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2508 kWh @ \$0.03412/kWh	\$85.57
Fixture & Maintenance Charge	132 Fixtures	\$2192.52
Lighting Pole / Wire	132 Poles	\$3738.24
Lighting Fuel Charge	2508 kWh @ \$0.03363/kWh	\$84.34
Storm Protection Charge	2508 kWh @ \$0.00559/kWh	\$14.02
Clean Energy Transition Mechanism	2508 kWh @ \$0.00043/kWh	\$1.08
Storm Surcharge	2508 kWh @ \$0.01230/kWh	\$30.85
Florida Gross Receipt Tax		\$5.53
State Tax		\$449.56

Lighting Charges **\$6,601.71**

Total Current Month's Charges

\$6,601.71

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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00000052-0000534-Page 25 of 26



Scammers are calling.

DON'T BE A VICTIM.

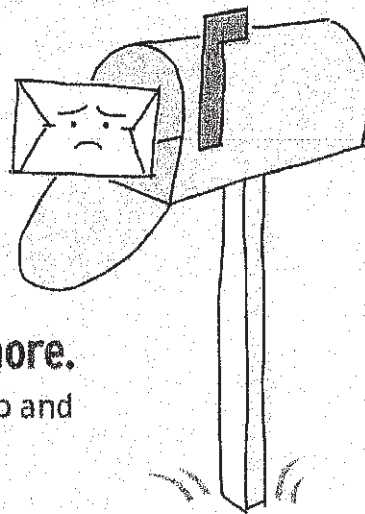
- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit **TampaElectric.com/Scam**

This breakup will be easy.

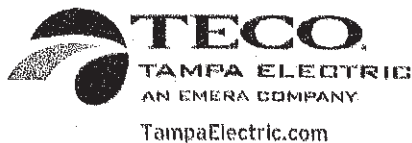
Let's be honest. You don't need me anymore.

You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.



Log in at **TECOaccount.com** and select "ON" to enroll. It's that simple!





WATERSET SOUTH CDD
WATERSET COVINGTON DR PHB
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: \$451.07

Due Date: July 24, 2025
Account #: 221009082118

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$446.86
Payment(s) Received Since Last Statement	-\$446.86

Current Month's Charges	\$451.07
-------------------------	----------

Amount Due by July 24, 2025 \$451.07

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



Scan here to view
your account online.



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



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

Account #: 221009082118

Due Date: July 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$451.07

Payment Amount: \$ _____

662495387532

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

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

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

6624953875322210090821180000000451071



Service For:
WATERSET COVINGTON DR PHB
APOLLO BEACH, FL 33572

Account #: 221009082118
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	171 kWh @ \$0.03412/kWh	\$5.83
Fixture & Maintenance Charge	9 Fixtures	\$149.49
Lighting Pole / Wire	9 Poles	\$254.88
Lighting Fuel Charge	171 kWh @ \$0.03363/kWh	\$5.75
Storm Protection Charge	171 kWh @ \$0.00559/kWh	\$0.96
Clean Energy Transition Mechanism	171 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	171 kWh @ \$0.01230/kWh	\$2.10
Florida Gross Receipt Tax		\$0.38
State Tax		\$31.61

Lighting Charges

\$451.07

Total Current Month's Charges

\$451.07

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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00000052-0000532-Page 21 of 25



Scammers are calling. **DON'T BE A VICTIM.**

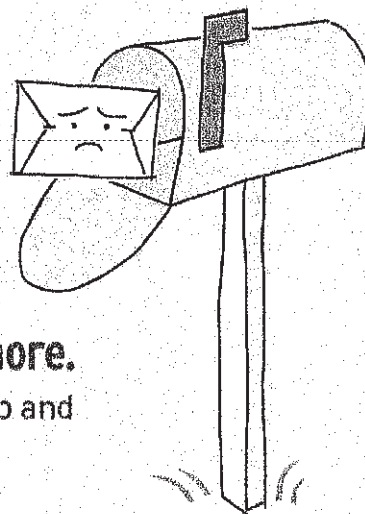
- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit **TampaElectric.com/Scam**

This breakup will be easy.

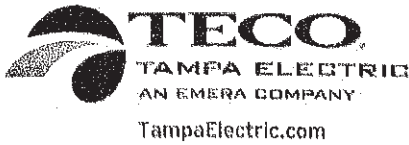
Let's be honest. You don't need me anymore.

You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.



Log in at **TECOaccount.com** and select "ON" to enroll. It's that simple!





WATERSET SOUTH CDD
5448 WATERSET BLVD, IRRG
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: \$25.04

Due Date: July 24, 2025

Account #: 221009083702

RECEIVED
JUL 10 2025

Account Summary

BT: 00000000000000000000000000000000

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$25.68
Payment(s) Received Since Last Statement	-\$25.68
Current Month's Charges	\$25.04

Amount Due by July 24, 2025 \$25.04

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

Your Energy Insight

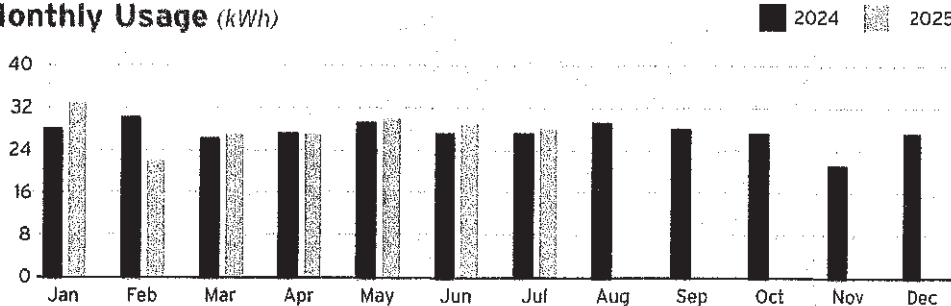
Your average daily kWh used was **11.11% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

ZapCap SYSTEMS | **TECO** TAMPA ELECTRIC AN EMERA COMPANY



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

Account #: 221009083702

Due Date: July 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$25.04

Payment Amount: \$ _____

662495387533

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

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

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

6624953875332210090837020000000025048



Service For:
5448 WATERSET BLVD
IRRG, APOLLO BEACH, FL 33572

Account #: 221009083702
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Meter Read

Meter Location: IRRG

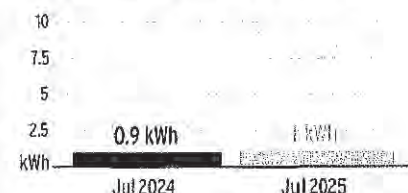
Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	06/27/2025	620	592		28 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	28 kWh @ \$0.08641/kWh	\$2.42
Fuel Charge	28 kWh @ \$0.03391/kWh	\$0.95
Storm Protection Charge	28 kWh @ \$0.00577/kWh	\$0.16
Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	28 kWh @ \$0.02121/kWh	\$0.59
Florida Gross Receipt Tax		\$0.58

Electric Service Cost **\$23.09**

State Tax **\$1.95**

Total Electric Cost, Local Fees and Taxes **\$25.04**

Total Current Month's Charges

\$25.04

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

All Other

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7-1-1

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813-275-3909

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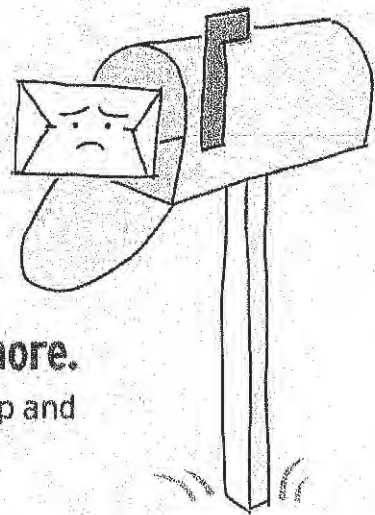
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- If you think a call is a scam, hang up.

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Log in at **TECOaccount.com** and select "ON" to enroll. It's that simple!





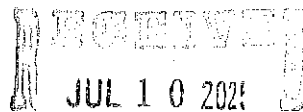
WATERSET SOUTH CDD
C/O WOLF CREEK PH A, D1
5421 SUMMER SUNSET DR, IRRIGATION
APOLLO BEACH, FL 33572-2242

Statement Date: July 03, 2025

Amount Due: \$21.00

Due Date: July 24, 2025

Account #: 221009083710



Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$21.33
Payment(s) Received Since Last Statement	-\$21.33
Current Month's Charges	\$21.00

Amount Due by July 24, 2025 \$21.00

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

Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

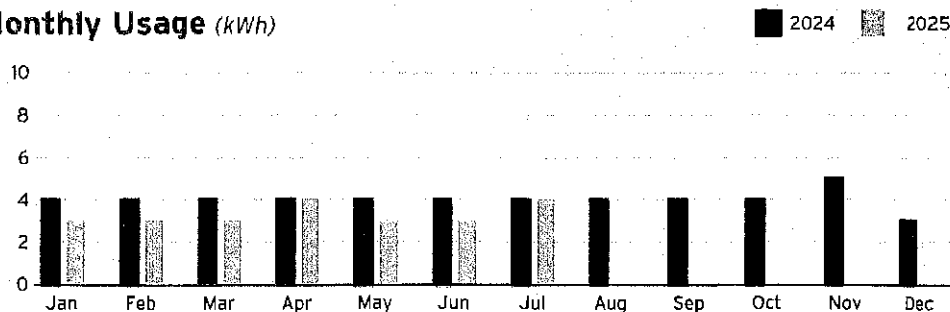
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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

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



Account #: 221009083710

Due Date: July 24, 2025



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

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

Amount Due: \$21.00

Payment Amount: \$ _____

662495387534

00004246 FTECO107032523014910 00000 03 00000000 18093 002

WATERSET SOUTH CDD
C/O WOLF CREEK PH A, D1
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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

6624953875342210090837100000000021006



Service For:
5421 SUMMER SUNSET DR
IRRIGATION, APOLLO BEACH, FL 33572-2242

Account #: 221009083710
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Meter Read

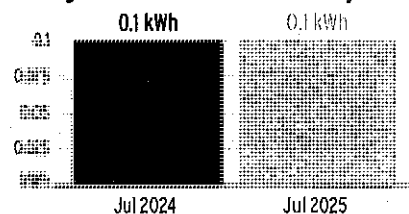
Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886162	06/27/2025	85	81		4 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.36
State Tax		\$1.64
Total Electric Cost, Local Fees and Taxes		\$21.00

Total Current Month's Charges

\$21.00

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 3131B
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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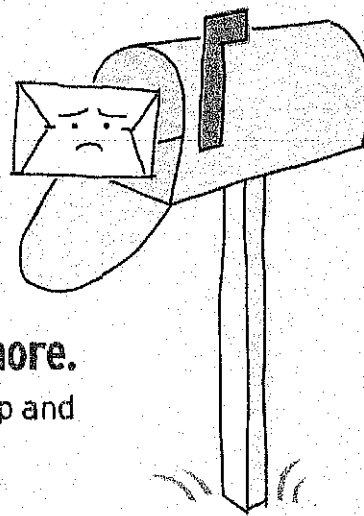
Scammers are calling.

DON'T BE A VICTIM.

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Log in at TECOaccount.com and select "ON" to enroll. It's that simple!



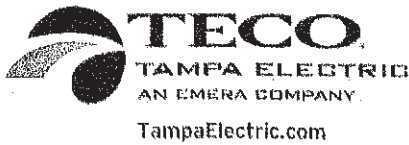
TECO
P.O. Box 31318
Tampa FL 33631-3318

00000052 FTECO107032523014969 00000 01 00000000 25486 013

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

RECEIVED
JUL 10 2025

BY:



WATERSET SOUTH CDD
5261 COVINGTON GARDEN DR, IRR
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: \$22.35

Due Date: July 24, 2025

Account #: 221009143712

PAID
JUL 10 2025

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$23.01
Payment(s) Received Since Last Statement	-\$23.01
Current Month's Charges	\$22.35

Amount Due by July 24, 2025 \$22.35

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

Your Energy Insight

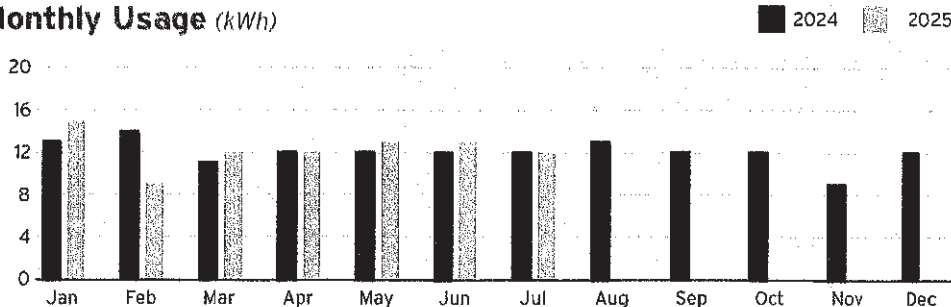
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009143712

Due Date: July 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$22.35

Payment Amount: \$ _____

662495387535

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

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

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

6624953875352210091437120000000022351



Service For:
5261 COVINGTON GARDEN DR
IRR, APOLLO BEACH, FL 33572

Account #: 221009143712
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Meter Read

Meter Location: IRRIGATION

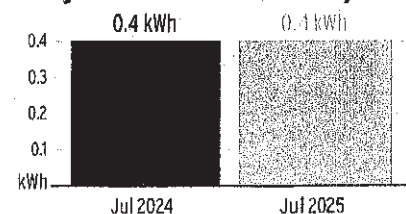
Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	06/27/2025	246	234		12 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.52

Electric Service Cost **\$20.61**

State Tax **\$1.74**

Total Electric Cost, Local Fees and Taxes **\$22.35**

Total Current Month's Charges

\$22.35

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Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Scammers are calling. **DON'T BE A VICTIM.**

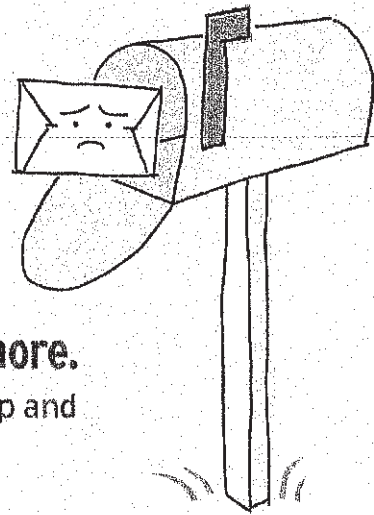
- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

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This breakup will be easy.

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Log in at **TECOaccount.com** and select "ON" to enroll. It's that simple!





Service For:
6288 HIDDEN BRANCH DR
APOLLO BEACH, FL 33572-2248

Account #: 221009143720
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Meter Read

Meter Location: IRRIGATION

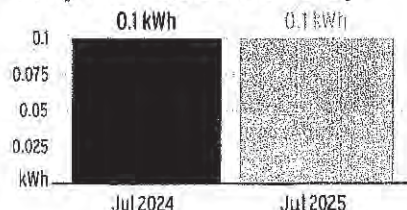
Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	06/27/2025	80	76		4 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.36
State Tax		\$1.64
Total Electric Cost, Local Fees and Taxes		\$21.00

Total Current Month's Charges

\$21.00

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

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TampaElectric.com

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7-1-1

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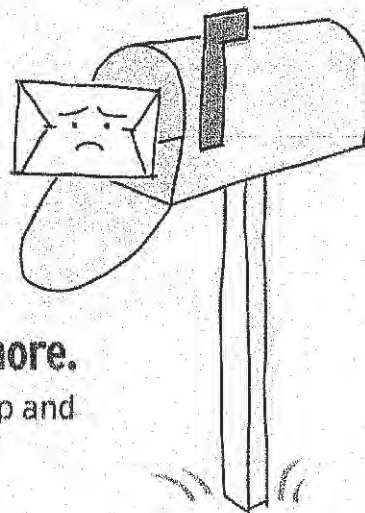
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You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.



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WATERSET SOUTH CDD
6064 HIDDEN BRANCH DR, IRR
APOLLO BEACH, FL 33572-2282

RECEIVED
JUL 10 2025

Statement Date: July 03, 2025

Amount Due: \$20.82

Due Date: July 24, 2025
Account #: 221009143738

Account Summary

BY: 00000000000000000000000000000000

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$21.50
Payment(s) Received Since Last Statement	-\$21.50
Current Month's Charges	\$20.82

Amount Due by July 24, 2025 \$20.82

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

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

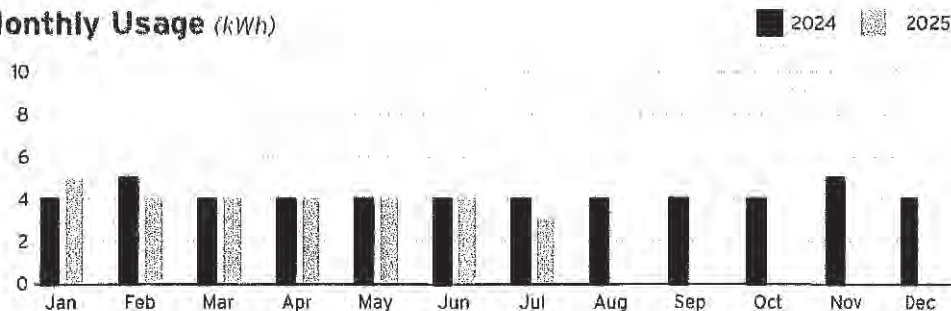


Your average daily kWh used was **0% higher** than it was in your previous period.

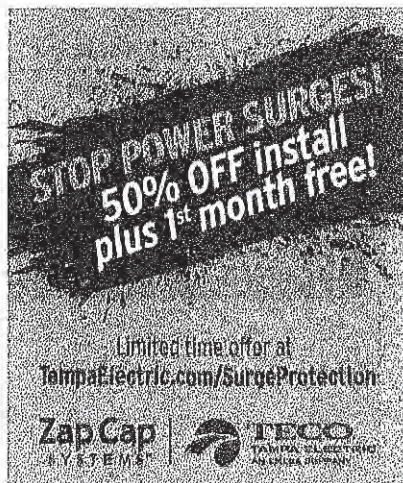


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009143738

Due Date: July 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$20.82

Payment Amount: \$ _____

662495387537

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

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

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

6624953875372210091437380000000020828



Service For:
6064 HIDDEN BRANCH DR
IRR, APOLLO BEACH, FL 33572-2282

Account #: 221009143738
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Meter Read

Meter Location: IRRIGATION

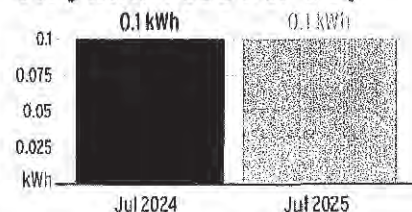
Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	06/27/2025	84	81		3 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.48

Electric Service Cost **\$19.20**

State Tax **\$1.62**

Total Electric Cost, Local Fees and Taxes **\$20.82**

Total Current Month's Charges

\$20.82

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Tampa, FL 33601-0111



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Phone

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

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TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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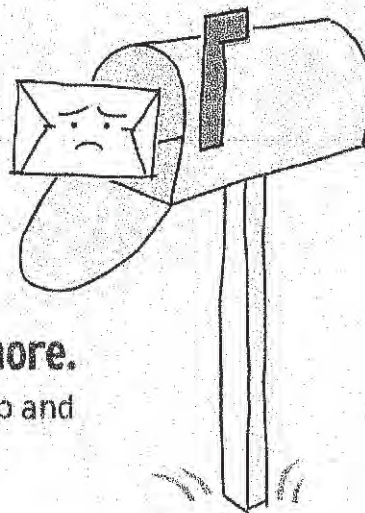
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WATERSET SOUTH CDD
C/O WATERSET SOUTH CDD
5081 NE 30TH ST, IRR
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: **-\$232.18**

CREDIT - Do Not Pay
Account #: 221009251358

DO NOT PAY. You have a positive account balance.

Your Energy Insight



Your average daily kWh used was **55.56% lower** than it was in your previous period.

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	-\$254.69
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$254.69
Current Month's Charges	\$22.51

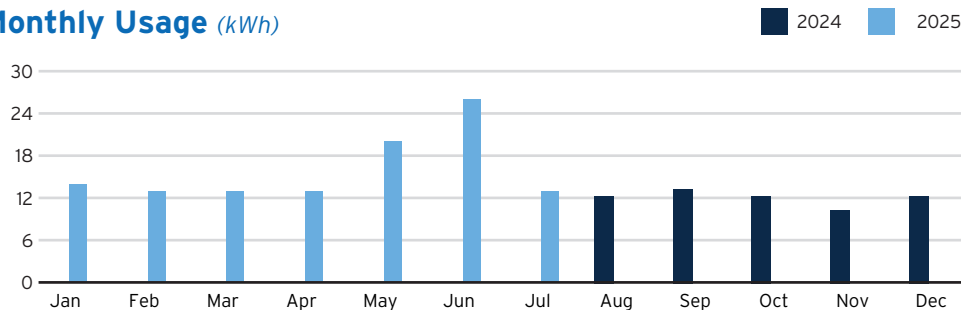
Amount Due by July 03, 2025 **-\$232.18**

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



Scan here to view your account online.

Monthly Usage (kWh)



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

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



Account #: 221009251358

Due Date: July 03, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **DO NOT PAY**

DO NOT PAY

605088220654

WATERSET SOUTH CDD
C/O WATERSET SOUTH CDD
2700 S FALKENBURG RD, 2745
RIVERVIEW, FL 33578

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

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

6050882206542210092513580000000232185



Service For:
5081 NE 30TH ST
IRR, APOLLO BEACH, FL 33572


Account #: 221009251358
Statement Date: July 03, 2025
Charges Due: DO NOT PAY

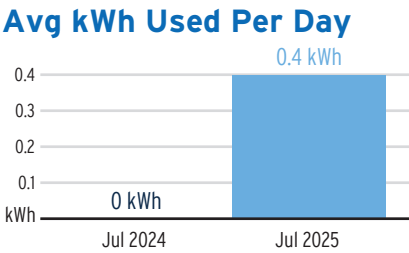
Meter Read

Service Period: May 30, 2025 - Jun 27, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000419791	06/27/2025	171		158		13 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12
Fuel Charge	13 kWh @ \$0.03391/kWh	\$0.44
Storm Protection Charge	13 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.76
State Tax		\$1.75
Total Electric Cost, Local Fees and Taxes		\$22.51





Important Messages


Total Current Month's Charges **\$22.51**

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

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

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WATERSET SOUTH CDD
C/O WATERSET SOUTH CDD
5289 30TH ST
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: **-\$256.91**

CREDIT - Do Not Pay
Account #: 211030939485

DO NOT PAY. You have a positive account balance.

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	-\$279.42
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$279.42
Current Month's Charges	\$22.51

Amount Due by July 03, 2025 **-\$256.91**

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

Your Energy Insight



Your average daily kWh used was **20% lower** than the same period last year.

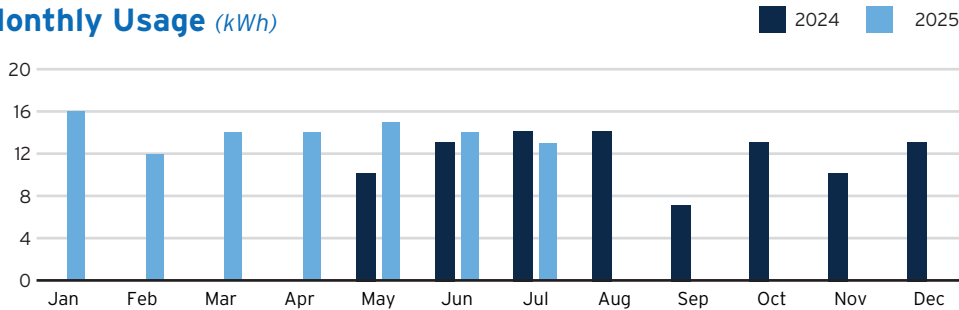


Your average daily kWh used was **20% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211030939485

Due Date: July 03, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **DO NOT PAY**

DO NOT PAY

666199063006

WATERSET SOUTH CDD
C/O WATERSET SOUTH CDD
2700 S FALKENBURG RD, 2745
RIVERVIEW, FL 33578

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

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

6661990630062110309394850000000256914



Service For:
5289 30TH ST
APOLLO BEACH, FL 33572

Account #: 211030939485
Statement Date: July 03, 2025
Charges Due: DO NOT PAY

Meter Read

Meter Location: IRRIGATION

Service Period: May 30, 2025 - Jun 27, 2025

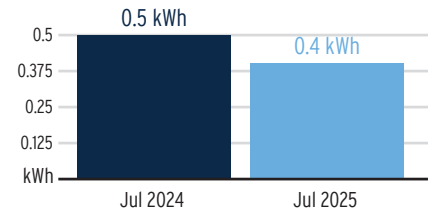
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912810	06/27/2025	192		179		13 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12	
Fuel Charge	13 kWh @ \$0.03391/kWh	\$0.44	
Storm Protection Charge	13 kWh @ \$0.00577/kWh	\$0.08	
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05	
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28	
Florida Gross Receipt Tax		\$0.52	
Electric Service Cost		\$20.76	
State Tax		\$1.75	
Total Electric Cost, Local Fees and Taxes		\$22.51	

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$22.51

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 158023

Date	PO#
06/30/25	
Due Date	Terms
8/14/25	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company 2700 falkenburg Rd riverview , FL 33578

Property Address
Waterset South CDD Waterset Blvd Apollo Beach, FL 33572

Item	Amount
------	--------

Job #145494 - Waterset South CDD - Replaced Dead Sod Sea Branch Cul-De-Sac 6/24/2025

Property Improvements				\$118.27
Demo / Debris Removal / Site Prep	1.00 Hrs	\$69.66	\$69.66	
St Augustine Sod (Piece)	15.00 ea	\$4.00	\$60.00	

RECEIVED
06/30/2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$118.27
Sales Tax	\$0.00
Total	\$118.27
Credits/Payments	(\$0.00)
Balance Due	\$118.27



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 158024

Date	PO#
06/30/25	
Due Date	Terms
8/14/25	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company 2700 falkenburg Rd riverview , FL 33578

Property Address
Waterset South CDD Waterset Blvd Apollo Beach, FL 33572

Item	Amount
------	--------

Job #164221 - Replaced Bougainvillea with Turf (West on Waterset Blvd & Summer Sunset)
6/24/2025

Property Improvements				\$838.29
Demo / Debris Removal / Site Prep	8.00 Hrs	\$69.66	\$557.28	
St Augustine Sod (Pallet)	1.00 Pallet	\$450.00	\$450.00	

RECEIVED
06/30/2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$838.29
Sales Tax	\$0.00
Total	\$838.29
Credits/Payments	(\$0.00)
Balance Due	\$838.29



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 158025

Date	PO#
06/30/25	
Due Date	Terms
8/14/25	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company 2700 falkenburg Rd riverview , FL 33578

Property Address
Waterset South CDD Waterset Blvd Apollo Beach, FL 33572

Item	Amount
------	--------

Job #160842 - Waterset South CDD - Replaced Missing Trees 6/24/2025

Property Improvements				\$9,870.45
Cathedral Oak	7.00 B&B (4")	\$700.00	\$4,900.00	
Demo / Debris Removal / Site Prep	16.00 Hrs	\$69.66	\$1,114.56	
Gator Bag	11.00 ea	\$50.00	\$550.00	
Sycamore B&B (4")	4.00 B&B (4")	\$650.00	\$2,600.00	
Tree Stakes- Installed	22.00 Each	\$40.00	\$880.00	

RECEIVED
06/30/2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$9,870.45
Sales Tax	\$0.00
Total	\$9,870.45
Credits/Payments	(\$0.00)
Balance Due	\$9,870.45



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 158236

Date	PO#
07/01/25	
Due Date	Terms
8/15/25	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company 2700 falkenburg Rd riverview , FL 33578

Property Address
Waterset South CDD Waterset Blvd Apollo Beach, FL 33572

Item	Amount
Job #151025 - Waterset South CDD Landscape Maintenance July 2025	\$32,839.75

**Waterset South CDD Landscape
Maintenance Fee Summary
Breakdown**

Part 1 -General Maintenance		Part 2 - Fertilization		Part 3 - Pest Control (Billed Month After Services) 2025	Monthly Total
Jan	\$	32,839.75			\$ 32,839.75
Feb	\$	32,839.75			\$ 32,839.75
Mar	\$	32,839.75			\$ 32,839.75
Apr	\$	32,839.75	\$ 15,104.16	\$10,000 budget for the year to apply pest control to be invoiced month after application	\$ 47,943.91
May	\$	32,839.75	\$ 12,543.33		\$ 45,383.08
Jun	\$	32,839.75	\$ 15,104.16		\$ 47,943.91
Jul	\$	32,839.75			\$ 32,839.75
Aug	\$	32,839.75	\$ 12,543.33		\$ 45,383.08
Sep	\$	32,839.75	\$ 12,543.33		\$ 45,383.08
Oct	\$	32,839.75			\$ 32,839.75
Nov	\$	32,839.75	\$ 15,104.16		\$ 47,943.91
Dec	\$	32,839.75	\$ 437.50		\$ 33,277.25

RECEIVED
07/01/2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$32,839.75
Sales Tax	\$0.00
Total	\$32,839.75
Credits/Payments	(\$0.00)
Balance Due	\$32,839.75