Rizzetta & Company

Waterset South
Community Development District

Board of Supervisors' Meeting
February 12, 2026

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

www.watersetsouthcdd.org

Professionals in Community Management

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	Stephanie DeLuna	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

February 11, 2026

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, February 12, 2026, at 10:00 a.m.** at the offices of **Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745**, **Riverview, FL 33578.**

1. **CALL TO ORDER/ ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS PART I**
   - **A.** Public Hearing Regarding Imposition of Assessments (2026 Boundary Amendment Area)
     - i. Presentation of District Engineers Report, Supplement to Master Capital Improvement Plan ..... Tab 1
     - ii. Presentation of Second Amendment to Master Special Assessment Allocation Report ..... Tab 2
     - iii. Consideration of Resolution 2026-08; Levying Assessments (2026 Boundary Amendment Area) ..... Tab 3
   - **B.** Presentation of Supplemental District Engineer's Report Series 2026 Project (2026 Assessment Area) ..... Tab 4
   - **C.** Presentation of Preliminary Supplemental Special Assessment Allocation Report Special Assessment Revenue Bonds Series 2026 ... Tab 5
   - **D.** Consideration of Resolution 2026-07; Bond Delegation ..... Tab 6
4. **STAFF REPORTS**
   - **A.** Aquatic Report ..... Tab 7
     - i. Consideration of Pond #32 Aeration ..... Tab 8
   - **B.** Landscape and Irrigation
     - i. Presentation of Landscape Inspection Report ..... Tab 9
     - ii. Landscape Contractor Update ..... Tab 10
     - iii. Irrigation Contractor Update
   - **C.** District Counsel
   - **D.** District Engineer
   - **E.** District Manager
     - i. Presentation of Website Compliance Report ..... Tab 11
5. **BUSINESS ITEMS PART II**
   - **A.** Consideration of Palm Replacement Proposal ..... Tab 12
   - **B.** Consideration of Ballenger Drip Value Proposal ..... Tab 13
   - **C.** Ratification of Ballanger Proposals ..... Tab 14
   - **D.** Consideration of Resolution 2026-06; Redesignating Officers of the District ..... Tab 15
   - **E.** Consideration of Resolution 2026-09; Regarding Recording Notice of Boundary Amendment ..... Tab 16
   - **F.** Consideration of Resolution 2026-10; Setting Public Hearing for Unform Method (2026 Boundary Amendment Area) ..... Tab 17
   - **G.** Consideration of Agreement with Sprinkler Solutions of Florida (Founder's Club) ..... Tab 18

H. Consideration of First Amendment to Landscape Maintenance Services Agreement with United Land Services (Founder's Club) ..... Tab 19
I. Consideration of Phase E Acquisition Items……..... Tab 20
J. Late Fee Reimbursement to District ..... Tab 21
K. Consideration of Club Car ..... Tab 22

6. BUSINESS ADMINISTRATION
A. Consideration of Minutes of the Board of Supervisors' Meeting held on January 8, 2026..... Tab 23
B. Consideration of Operations & Maintenance Expenditures for December 2025 ..... Tab 24

7. SUPERVISOR REQUESTS
8. 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,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 1

HEIDT
DESIGN
P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Waterset South
Community Development District
District Engineer's Report Supplement to the
Master Capital Improvement Plan
February 2026

Prepared for:

Waterset South
Community Development District
Hillsborough County, Florida

Prepared by:

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

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February 5, 2026

Board of Supervisors
Waterset South Community Development District
C/0 Rizzetta & Company
5020 West Linebaugh Ave, Suite 240
Tampa, FL 33624

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

Dear Board of Supervisors,

On January 13, 2026, the Hillsborough County Board of County Commission adopted Ordinance Number 26-3 which expanded the Waterset South Community Development District ("District") boundary to include 'Waterset Wolf Creek Phase I', an additional approximately 69.4 acres which includes 182 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.

A supplemental Engineer's Reports has been 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

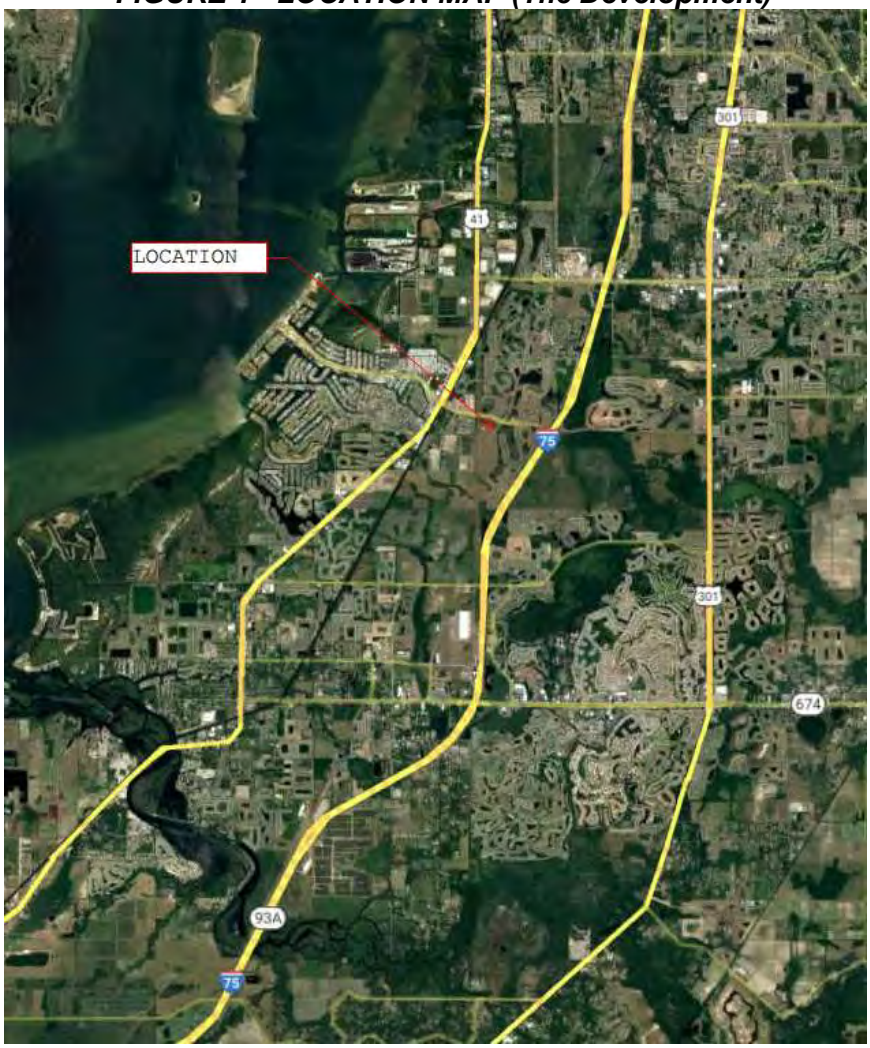
OVERVIEW

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)



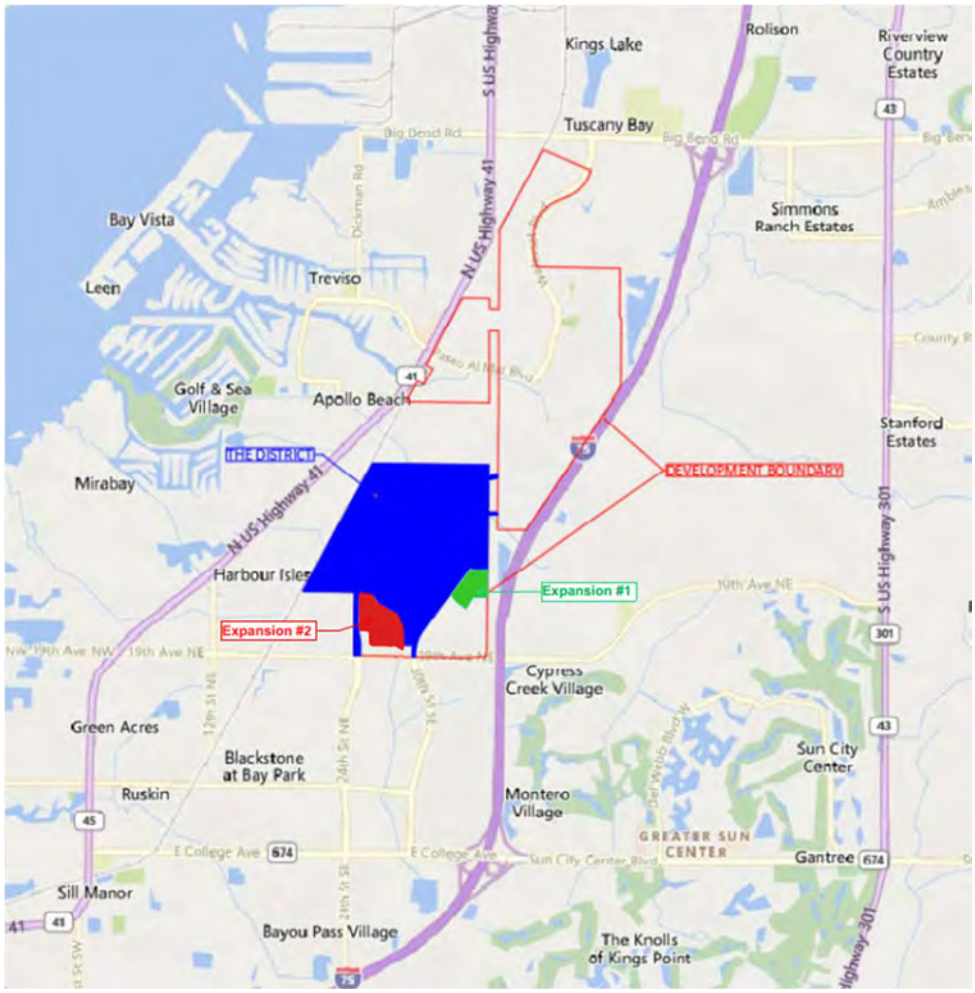
The District

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 758.88 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 41.33 acres.

Anticipated on January 13, 2026, by Ordinance No. 26-3, the District will expand to include Waterset Wolf Creek Phase I, approximately 69.41 acres. The District will then encompass approximately 869.62 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
Phase I	182
Total	2101

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	
I (Conventional)	40'	60	182
	50'	64	
	60'	30	
	70'	28	
Total			2101

* 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, H2, and I 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, & I	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, & I	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.

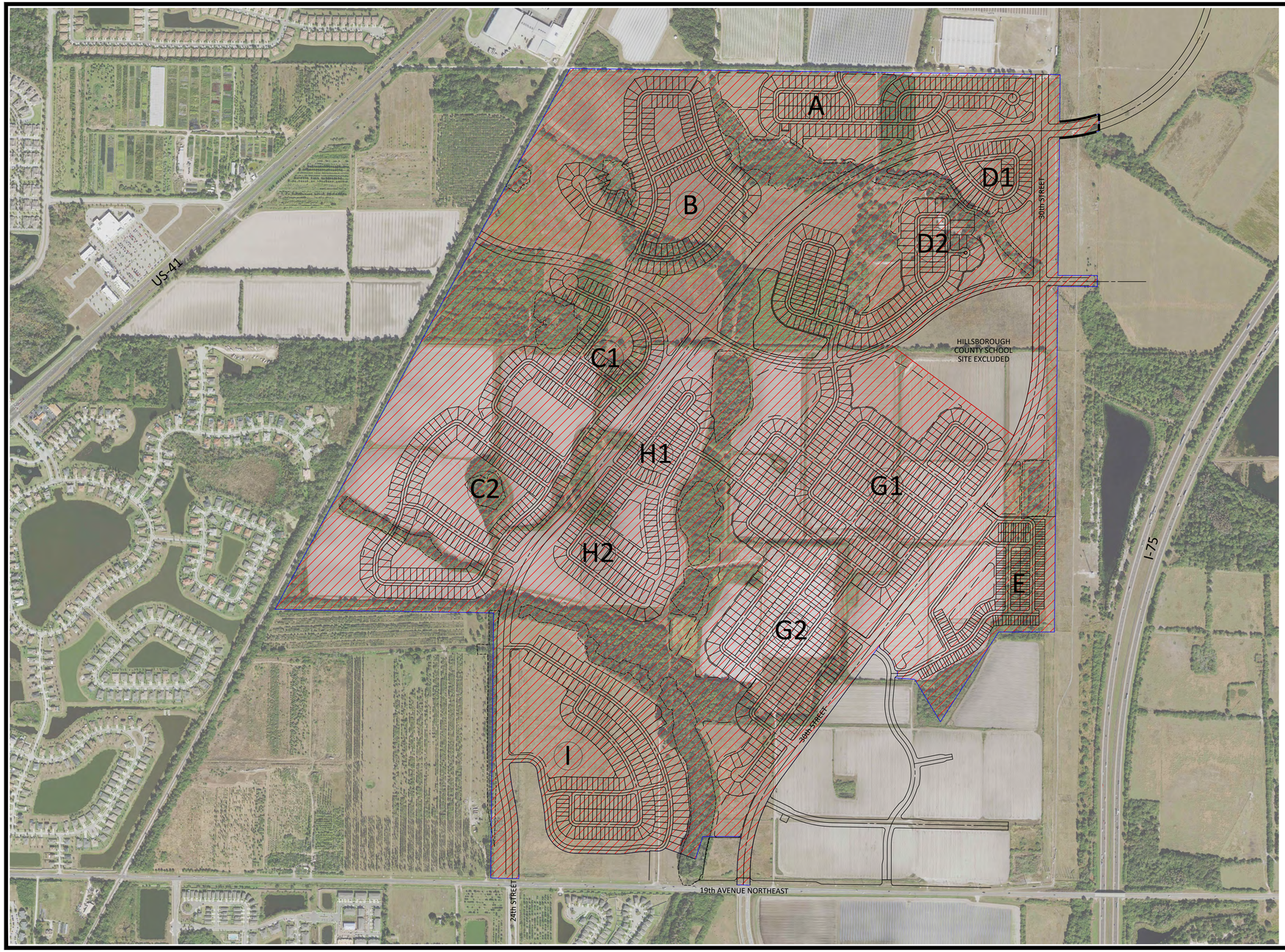
The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

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 - 869.68 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
Phase I	182
Total	2101

Waterset South CDD

Boundary Exhibit

Hillsborough County, FL

NEWLAND

DATE	DESCRIPTION	BY
11/24/25	PHASE I EXPANSION	CWS
07/17/25	PHASE E EXPANSION	M. BERG

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"

N

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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

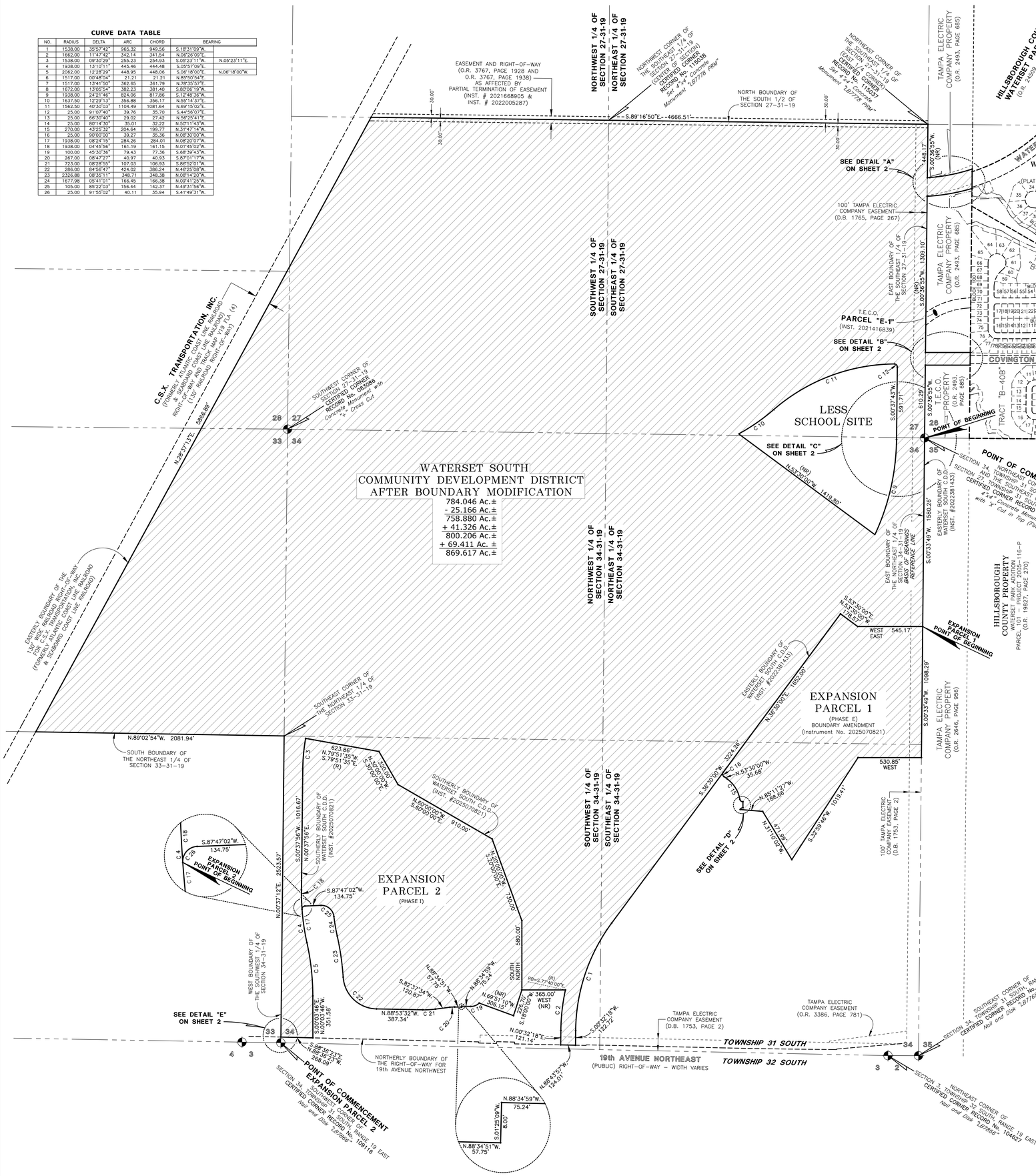
Phase	Issuing Agency	Type of Permit	Permit Number	Approval Date	Expiration Date
TECO Roadway Extensions	Hillsborough County	Preliminary Plat	Project ID # 5502	1/8/2021	6/22/2021
	Hillsborough County	Construction Plans	Project ID # 5502	7/2/2021	5/13/2023
	Hillsborough County	ROW Use	ROW29685S	7/2/2021	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
	SWFWMD	Environmental Resource Permit	43018888.08	5/25/2021	5/25/2026
Phase A and D1	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 Comr	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	ROW29910S	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	0125322-2140-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
Phase G	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
	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
	Hillsbrough County	Service Application Request	21-0115	10/29/2021	10/29/2023
	Hillsbrough County	Service Application Request	21-0114	10/29/2021	10/29/2023
	Florida Fish and Wildlife Conservation Comr	Gopher Tortoise	GTT-22-00395	2/28/2022	2/28/2023
	Florida Fish and Wildlife Conservation Comr	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
	Hillsbrough 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	Project ID # 5502	5/13/2025	5/13/2027
	SWFWMD	Environmental Resource Permit	43018888.125	9/12/2025	9/12/2030
	Florida Dept. of Environmental Prot.	Wastewater Permit	0401933-006-DWC	9/11/2025	9/11/2027
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2356-DSGP DEP	9/16/2025	9/16/2027
	Hillsbrough County	C-1 Service Application Request	23-0267	11/21/2024	11/21/2026
	Hillsbrough County	C-2 Service Application Request	23-0268	11/21/2024	11/21/2026
Phase H	Hillsborough County	Preliminary Plat	Project ID # 5502	5/6/2024	11/6/2024
	Hillsborough County	Preliminary Plat - 1st Revision	Project ID # 5502	7/11/2025	12/30/2025
	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	43018888.127	10/15/2025	10/15/2030
	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
	Hillsbrough County	H-2 Service Application Request	23-2042	12/15/2023	12/15/2025
Phase I	Hillsborough County	Preliminary Plat			
	Hillsborough County	Construction Plans			
	SWFWMD	Environmental Resource Permit			
	Florida Dept. of Environmental Prot.	Wastewater Permit			
	Florida Dept. of Health - HC	Potable Water Permit			
	Hillsbrough County	Service Application Request			
Waterset Blvd & Phase C-H-I Mass Grading	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 Comr	Migratory Bird Nest Removal	LSNR-25-00047	4/4/2025	4/4/2026

EXHIBIT D

WATERSET SOUTH CDD BOUNDARY METES AND BOUNDS DESCRIPTION

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING	
1	1538.00	35°57'42"	965.32	949.56	S.18°31'09"W.	
2	1662.00	11°47'42"	342.14	341.54	N.06°26'09"E.	
3	1538.00	09°30'29"	255.23	254.93	S.05°23'11"W.	N.05°23'11"E.
4	1938.00	13°10'11"	445.46	444.48	S.00°57'09"E.	
5	2062.00	12°28'29"	448.95	448.06	S.06°18'00"E.	N.06°18'00"W.
6	1517.00	00°48'04"	21.21	21.21	N.85°50'54"E.	
7	1517.00	13°41'50"	362.65	361.79	N.78°35'57"E.	
8	1672.00	13°05'54"	382.23	381.40	S.80°06'19"W.	
9	1938.00	24°21'46"	824.06	817.86	S.12°48'36"W.	
10	1637.50	12°29'13"	356.88	356.17	N.55°14'37"E.	
11	1562.50	40°30'03"	1104.49	1081.64	N.69°15'02"E.	
12	25.00	91°07'40"	39.76	35.70	S.44°56'07"E.	
13	25.00	66°30'40"	29.02	27.42	N.56°25'41"E.	
14	25.00	80°14'30"	35.01	32.22	N.50°11'43"W.	
15	270.00	43°25'32"	204.64	199.77	N.31°47'14"W.	
16	25.00	90°00'00"	39.27	35.36	N.08°30'00"W.	
17	1938.00	08°24'15"	284.26	284.01	N.08°20'07"W.	
18	1938.00	04°45'56"	161.19	161.15	N.01°45'02"W.	
19	100.00	45°30'36"	79.43	77.36	S.68°39'43"W.	
20	267.00	08°47'27"	40.97	40.93	S.87°01'17"W.	
21	723.00	08°28'55"	107.03	106.93	S.86°52'01"W.	
22	286.00	84°56'47"	424.02	386.24	N.46°25'08"W.	
23	2326.88	08°35'11"	348.71	348.38	N.08°14'20"W.	
24	1677.98	05°41'01"	166.45	166.38	N.09°41'25"W.	
25	105.00	85°22'03"	156.44	142.37	N.49°31'56"W.	
26	25.00	91°50'02"	40.11	35.94	S.41°49'31"W.	



CARDINAL BEARING NOTE:
Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - S.90°00'00"W.

BASIS OF BEARINGS

The East boundary of the Northeast 1/4 of Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.00°33'49"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:
1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. D.B. - Deed Book
6. INST. # - Instrument Number
7. T.E.C.O. - Tampa Electric Company
8. C.D.D. - Waterset South Community Development District

Limits of Waterset South Community Development District after Boundary Modification

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", 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.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL 2 (PHASE I)
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 Southwest corner of said Section 34, run thence along the West boundary of the Southwest 1/4 of said Section 34, N.00°37'12"E., 47.38 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, also being a point on the Southerly boundary of Waterset South Community Development District, as recorded in Instrument #: 2025070821, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of Waterset South Community Development District, the following twelve (12) courses: 1) along the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, S.88°36'23"E., 268.09 feet; 2) N.00°03'46"W., 351.58 feet to a point of curvature; 3) Northerly, 448.95 feet along the arc of a curve to the left having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing N.06°18'00"W., 448.06 feet) to a point of reverse curvature; 4) Northerly, 284.26 feet along the arc of a curve to the right having a radius of 1938.00 feet and a central angle of 08°24'15" (chord bearing N.08°20'07"W., 284.01 feet) to the **POINT OF BEGINNING**; 5) continue Northerly, 161.19 feet along the arc of said curve to the right having the same radius of 1938.00 feet and a central angle of 04°45'56" (chord bearing N.01°45'02"W., 161.15 feet) to a point of tangency; 6) N.00°37'56"E., 1016.67 feet to a point of curvature; 7) Northerly, 255.23 feet along the arc of a curve to the right having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing N.05°23'11"E., 254.93 feet); 8) S.79°51'35"E., 623.86 feet; 9) S.30°00'00"E., 320.00 feet; 10) S.60°00'00"E., 910.00 feet; 11) S.20°00'00"E., 730.00 feet; 12) SOUTH, 580.00 feet; thence S.18°00'00"W., 226.70 feet; thence N.69°51'10"W., 306.15 feet to a point on a curve; thence Westerly, 79.43 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 45°30'36" (chord bearing S.68°39'43"W., 77.36 feet) to a point of tangency; thence N.88°34'59"W., 75.24 feet; thence S.01°25'09"W., 8.00 feet; thence N.88°34'51"W., 57.75 feet to a point on a curve; thence Westerly, 40.97 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 08°47'27" (chord bearing S.87°01'17"W., 40.93 feet) to a point of tangency; thence S.82°37'34"W., 120.87 feet to a point of curvature; thence Westerly, 107.03 feet along the arc of a curve to the right having a radius of 723.00 feet and a central angle of 08°28'55" (chord bearing S.86°52'01"W., 106.93 feet) to a point of tangency; thence N.88°53'32"W., 387.34 feet to a point of curvature; thence Northwesterly, 424.02 feet along the arc of a curve to the right having a radius of 286.00 feet and a central angle of 84°56'47" (chord bearing N.46°25'08"W., 386.24 feet) to a point of reverse curvature; thence Northerly, 348.71 feet along the arc of a curve to the left having a radius of 2326.88 feet and a central angle of 08°35'11" (chord bearing N.08°14'20"W., 348.38 feet) to a point of reverse curvature; thence Northerly, 166.45 feet along the arc of a curve to the right having a radius of 1677.98 feet and a central angle of 05°41'01" (chord bearing N.09°41'25"W., 166.38 feet) to a point of reverse curvature; thence Northwesterly, 156.44 feet along the arc of a curve to the left having a radius of 105.00 feet and a central angle of 85°22'03" (chord bearing N.49°31'56"W., 142.37 feet) to a point of tangency; thence S.87°47'02"W., 134.75 feet to a point of curvature; thence Southwesterly, 40.11 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°55'02" (chord bearing S.41°49'31"W., 35.94 feet) to the **POINT OF BEGINNING.**

Containing 69.411 acres, more or less.

ALTOGETHER containing 869.617 acres, more or less.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION

784.046 Ac.±			
- 25.166 Ac.±			
758.880 Ac.±			
+ 41.326 Ac.±			
800.206 Ac.±			
+ 69.411 Ac.±			
869.617 Ac.±			

No.	Date	Description	Dwn.
3	09/30/25	Add Expansion Parcel 2	WFS
2	07/19/24	Add Expansion Parcel 1	VBR
1	11/30/21	Revised Boundary and Less Out School Site	VBR

REVISIONS

SHEET NO. 1 OF 2 SHEETS

Prepared For: **NNP-SOUTHBEND II, LLC.**

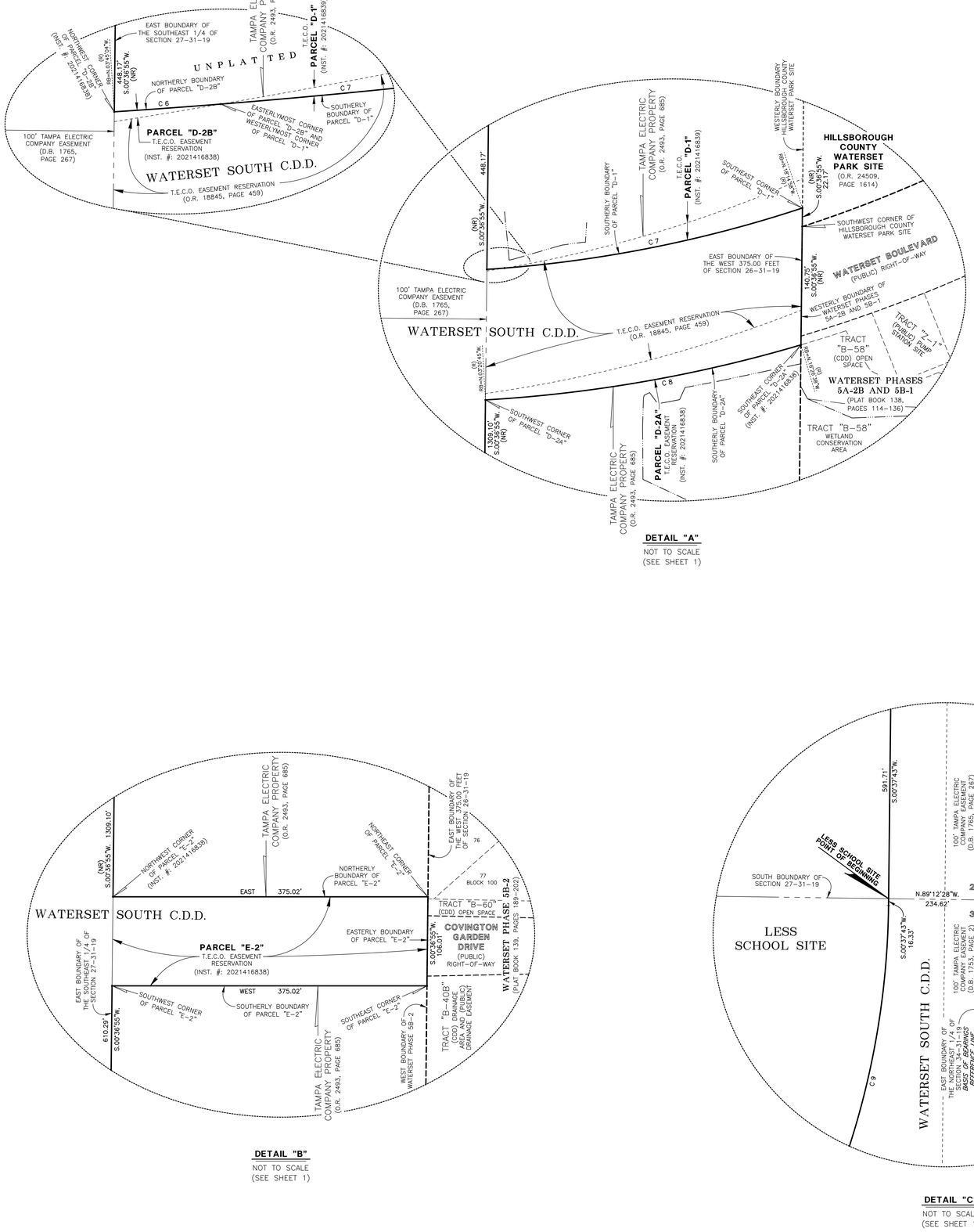
DESCRIPTION SKETCH
(Not a Survey)

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

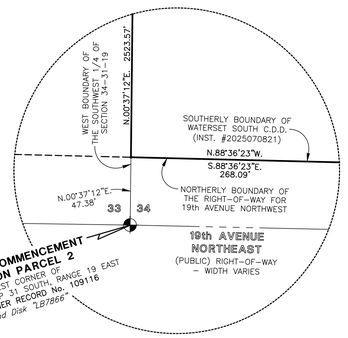
John Lee Stillwell
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6593

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: WFS | Checked: AWM | Order No.: AM-WSN-WS-152
Date: 9-3-21 | Dwg: WSCT--SOUTH--2025 CDD AMEND--DS.dwg
File Path: P:\Waterset\CDD\South CDD\CDD 2025 AMENDMENT
SEC.'S 26,27,28,33&34, TOWNSHIP 31 SOUTH, RANGE 19 EAST



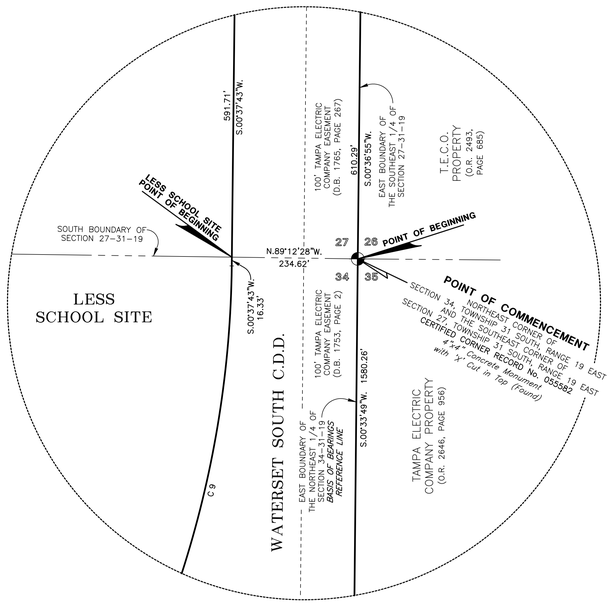
DETAIL "A"
NOT TO SCALE
(SEE SHEET 1)



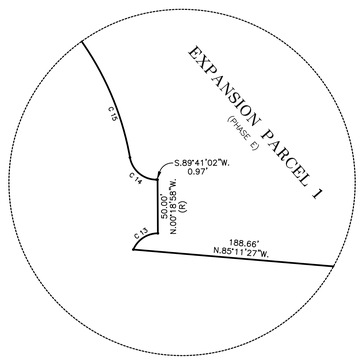
DETAIL "E"
NOT TO SCALE
(SEE SHEET 1)

NOTE:
SEE SHEET 1 OF 2 SHEETS FOR:
1) LEGAL DESCRIPTION
2) CURVE DATA TABLE
3) BASIS OF BEARINGS NOTE
4) CARDINAL BEARING NOTE
5) LEGEND

DETAIL "B"
NOT TO SCALE
(SEE SHEET 1)



DETAIL "C"
NOT TO SCALE
(SEE SHEET 1)



DETAIL "D"
NOT TO SCALE
(SEE SHEET 1)

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION

Prepared For: NNP-SOUTHBEND II, LLC.

DESCRIPTION SKETCH
(Not a Survey)

No.	Date	Description	Dwn.
3	09/30/25	Add Expansion Parcel 2	WFS
2	07/19/24	Add Expansion Parcel 1	VBR
1	11/30/21	Revised Boundary and Less Out School Site	VBR

REVISIONS

SHEET NO. 2 OF 2 SHEETS

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

John Lee Stillwell
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6593

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-WSN-WS-152
Date: 9-3-21 | Dwg: WSET-SOUTH-2025 CDD AMEND-DS.dwg
File Path: P:\Waterset\CDD\South CDD\CDD 2025 AMENDMENT
SEC.'S 26,27,28,33&34, TOWNSHIP 31 SOUTH, RANGE 19 EAST

Tab 2

Rizzetta & Company

Waterset South
Community Development District

Second Amendment to Master Special Assessment Allocation Report

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

February 12, 2026

TABLE OF CONTENTS

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

INDEX OF TABLES

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

I. INTRODUCTION

This Second Amendment to Master Special Assessment Allocation Report (the "Second Amendment") is being presented to revise the Waterset South Community Development District ("District") existing First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025 (the "First Amendment"), in order to include certain property recently added to the District's boundaries to the scope of the First Amendment.

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 February 2026 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. In January 2026, the District's boundaries were further expanded by approximately 69.411 acres pursuant to Hillsborough County ordinance number 26-3 to include "Phase I" of the District.

The District now encompasses approximately 869.617 acres of land located entirely within Hillsborough County, Florida and is currently planned for 2,101 single family residential units. This methodology will describe the allocation of the District's revised maximum special assessment lien.

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

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.

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.

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 sub-divided 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 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.

EXHIBIT A:

MAXIMUM ALLOCATION METHODOLOGY

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND 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	PHASE I	TOTAL
CONVENTIONAL												
Townhome 20'	20'	0.40	0	0	0	132	0	0	0	0	0	132
Townhome 24'	24'	0.48	0	0	0	72	0	0	0	0	0	72
Cluster Detached 31.25'	31.25'	0.63	0	0	0	76	0	0	0	0	0	76
Single Family 40'	40'	0.80	50	58	28	0	128	0	55	16	60	395
Single Family 50'	50'	1.00	59	0	46	0	77	167	9	68	64	490
Single Family 60'	60'	1.20	25	0	50	0	51	86	7	7	30	256
Single Family 70'	70'	1.40	0	0	24	0	2	50	0	24	28	128
TOTAL:			**134**	**58**	**148**	**280**	**258**	**303**	**71**	**115**	**182**	**1,549**

	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**

Rizzetta & Company
Professionals in Community Management

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

TABLE 2: TOTAL CIP COST DETAIL

DESCRIPTION OF IMPROVEMENTS	TOTAL	
Clearing & Earthwork	$26,751,352.00	
Roadway / Curb & Gutter	$16,853,285.00	(1)
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	(2)
Professional Services	$16,968,525.00	
Contingency (6.57%)	$8,796,295.18	
Total CIP Costs	**$131,625,212.18**	

(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.

Rizzetta & Company
Professionals in Community Management

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

TABLE 3: PRIMARY AMENITY COST/BENEFIT ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	TOTAL EAU	PRIMARY AMENITY COSTS [1]	PER UNIT COSTS
CONVENTIONAL					
Townhome 20'	0.40	132	52.80	$184,969.80	$1,401.29
Townhome 24'	0.48	72	34.56	$121,071.14	$1,681.54
Cluster Detached 31.25'	0.63	76	47.50	$166,402.76	$2,189.51
Single Family 40'	0.80	395	316.00	$1,107,016.24	$2,802.57
Single Family 50'	1.00	490	490.00	$1,716,575.82	$3,503.22
Single Family 60'	1.20	256	307.20	$1,076,187.94	$4,203.86
Single Family 70'	1.40	128	179.20	$627,776.30	$4,904.50
		1,549	**1,427.26**	**$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 [1]	PER UNIT COSTS
CONVENTIONAL					
Townhome 20'	0.40	132	52.80	$3,357,915.48	$25,438.75
Townhome 24'	0.48	72	34.56	$2,197,908.32	$30,526.50
Cluster Detached 31.25'	0.63	76	47.50	$3,020,852.00	$39,748.05
Single Family 40'	0.80	395	316.00	$20,096,615.40	$50,877.51
Single Family 50'	1.00	490	490.00	$31,162,473.24	$63,596.88
Single Family 60'	1.20	256	307.20	$19,536,962.81	$76,316.26
Single Family 70'	1.40	128	179.20	$11,396,561.64	$89,035.64
AGE QUALIFIED					
Duplex/Paired Villa	0.72	100	72.00	$4,578,975.66	$45,789.76
Single Family 50'	1.00	253	253.00	$16,090,011.69	$63,596.88
Single Family 60'	1.20	199	238.80	$15,186,935.94	$76,316.26
		2,101	**1,991.06**	**$126,625,212.18**	

[1] Total costs shown for illustrative purposes and are not fixed per product type.

Rizzetta & Company
Professionals in Community Management

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

TABLE 5: AGGREGATE CIP COST/BENEFIT ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	AGGREGATE ALLOCATION %	AGGREGATE CIP COSTS	(1)	PER UNIT COSTS
CONVENTIONAL						
Townhome 20'	0.40	132	2.69%	$3,542,885.29		$26,840.04
Townhome 24'	0.48	72	1.76%	$2,318,979.46		$32,208.05
Cluster Detached 31.25'	0.63	76	2.42%	$3,187,254.76		$41,937.56
Single Family 40'	0.80	395	16.11%	$21,203,631.64		$53,680.08
Single Family 50'	1.00	490	24.98%	$32,879,049.06		$67,100.10
Single Family 60'	1.20	256	15.66%	$20,613,150.76		$80,520.12
Single Family 70'	1.40	128	9.14%	$12,024,337.94		$93,940.14
AGE QUALIFIED						
Duplex/Paired Villa	0.72	100	3.48%	$4,578,975.66		$45,789.76
Single Family 50'	1.00	253	12.22%	$16,090,011.69		$63,596.88
Single Family 60'	1.20	199	11.54%	$15,186,935.94		$76,316.26
		2,101	**100%**	**$131,625,212.18**		

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

Rizzetta & Company
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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND 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.

Rizzetta & Company
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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND 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.
CONVENTIONAL						
Townhome 20'	132	0.40	$4,598,274	$34,835	$374,600	$2,838
Townhome 24'	72	0.48	$3,009,779	$41,802	$245,193	$3,405
Cluster Detached 31.25'	76	0.63	$4,136,705	$54,430	$336,998	$4,434
Single Family 40'	395	0.80	$27,519,974	$69,671	$2,241,925	$5,676
Single Family 50'	490	1.00	$42,673,377	$87,089	$3,476,402	$7,095
Single Family 60'	256	1.20	$26,753,595	$104,506	$2,179,491	$8,514
Single Family 70'	128	1.40	$15,606,264	$121,924	$1,271,370	$9,933
AGE QUALIFIED						
Duplex/Paired Villa	100	0.72	$5,943,005	$59,430	$484,149	$4,841
Single Family 50'	253	1.00	$20,883,060	$82,542	$1,701,246	$6,724
Single Family 60'	199	1.20	$19,710,967	$99,050	$1,605,761	$8,069
TOTAL	**2,101**		**$170,835,000**		**$13,917,135**	

(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.

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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
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	40 - Conventional	$69,670.82	$5,675.76
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	50 - Conventional	$87,088.53	$7,094.70
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	60 - Conventional	$104,506.23	$8,513.64
0541860214	AARON KEITH AND KERRY LOUISE FIELDS	5923 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860354	ADAM AND JAERU KUI BEZNICKI	5556 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 38 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860384	ADAM DOUGLAS BENTON	5495 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860174	AJLA FATKIC AND SCOTT PATRICK BONERIGO	6069 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860100	ALAINA MICHELLE BAXTER	6168 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 45 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860322	ALAN SCOT MOORE AND TERESA HILARIO	5490 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860410	ALEX PATON SCHMIDT AND SAMAHER BAIDIS	6075 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860508	ALEXANDER BURGAZZOLI AND MORGAN B REED	6158 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 54 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440548	ALFONSO COLUMBUS THRONTON JR ET AL	6281 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0542440344	AMY LIU	6228 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 16	40 - Conventional	$69,670.82	$5,675.76
0541860630	ANDREW JOSEPH MOUNTS ET AL	6206 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860688	ANIL PACHHAI AND MANSHA THAPA	6030 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 24 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860142	ANNA L DENSMORE	6227 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860228	ANNA MARIE AND DARIEN CORNELL GREGORY	6066 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860590	ANTHONY DOMINICK AND MICHELE DONOFRIO	6127 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 95 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440290	ANTHONY E MCKEAN	6092 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 37 BLOCK 14	40 - Conventional	$69,670.82	$5,675.76
0541860554	ANTHONY J AND LORNA S MAZZA / LIFE ESTATE	6351 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 77 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860544	ANTHONY J ARCORIA	6215 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 72 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860362	ANTHONY JOSEPH MAKHOUL	5576 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 42 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860306	ANTHONY JR AND LENSEE LOUISE NELSON	5458 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860438	ANTHONY M AND JACQUELINE A VAN SLYKE	6017 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$121,923.94	$9,932.58
0541860366	ANTHONY MICHAEL MAURI	5586 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 44 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860536	ANTHONY ROBERT AND EMILY KAY WEBB	6233 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 68 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860234	ANTHONY WILLIAM AND SKYLER GRAY JACKLE	6052 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860266	ANTONIO HENRIQUE BRIEVA ET AL	5932 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860618	ARIEL STARR RIES /TRUSTEE	6252 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0542440484	ARTEM DIUZHIKOV AND ANDREY SAMSONOV	6258 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860040	ASHA M AND JAY B PATEL	6396 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440572	AUGUST AND LISETTER MASTROPOLE ET AL	5957 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0541860242	AUSTIN ANTHONY AND RACHEL ELIZABETH SPADACCINI	6032 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860650	AUSTIN REID AND SAVANNAH JANE WILSON	5924 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860338	BASIL ANTHONY SWABY	5524 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 30 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860414	BERTILIO S RENDON AND ANDREA CONTRERAS	6065 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860160	BRADLEY A AND MELISSA S DICKERSON	6135 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860274	BRANDI M S HARVEY	5912 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860356	BRANDIE MARIE SMITH	5560 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 39 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860532	BRANDON MICHAEL AND MOLLY JANE WRIGHT	6241 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 66 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0542441232	BRATISHA LAVONNE GOVERNOR	5124 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 32	70 - Conventional	$121,923.94	$9,932.58
0541860372	BRENNA LYNN AKKERMAN AND JEFFREY LEE AKKERMAN	5545 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860210	BRENNAN DANIEL AND ASHA THERESA COX	5937 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0542440174	BRENT STEVEN AND HEATHER LYNNE MAHAFFEY	6188 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 32 BLOCK 11	60 - Conventional	$104,506.23	$8,513.64
0542440882	BRETT ALLEN ELLIOTT AND AMANDA JANE HARDING	5234 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 27	70 - Conventional	$121,923.94	$9,932.58
0542440278	RIAN 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	$69,670.82	$5,675.76
0541860130	BRIAN LLOYD AND SAMANTHA DEAN BRILMYER	6279 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860390	BRIANNA REEVES AND DENIMAX DAVID RAMOS	5471 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440584	BRITTANY THERESA ROBINSON	5988 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860230	BRYAN EZEQUIEL HEREDIA	6062 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860088	BRYANT CHRISTOPHER SR AND BONNIE LYNETTE SIMMONS	6242 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 39 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860192	C KEN JR AND ANNALEE CARTER	5995 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
0541860606	CARDEL FL HOMES LLC	6276 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860624	CARDEL FL HOMES LLC	6218 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860636	CARDEL FL HOMES LLC	6194 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440218	CARDEL FL HOMES LLC	5325 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 54 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440220	CARDEL FL HOMES LLC	5321 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 55 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440222	CARDEL FL HOMES LLC	5317 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 56 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440416	CARDEL FL HOMES LLC	5342 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440418	CARDEL FL HOMES LLC	5346 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440420	CARDEL FL HOMES LLC	5350 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440610	CARDEL FL HOMES LLC	5295 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440614	CARDEL FL HOMES LLC	5291 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440622	CARDEL FL HOMES LLC	5279 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440624	CARDEL FL HOMES LLC	5277 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440626	CARDEL FL HOMES LLC	5273 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440724	CARDEL FL HOMES LLC	5228 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440726	CARDEL FL HOMES LLC	5226 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440728	CARDEL FL HOMES LLC	5224 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440736	CARDEL FL HOMES LLC	5212 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440738	CARDEL FL HOMES LLC	5210 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440750	CARDEL FL HOMES LLC	5259 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440752	CARDEL FL HOMES LLC	5257 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440754	CARDEL FL HOMES LLC	5255 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440760	CARDEL FL HOMES LLC	5245 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440762	CARDEL FL HOMES LLC	5243 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440764	CARDEL FL HOMES LLC	5239 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440770	CARDEL FL HOMES LLC	5233 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440774	CARDEL FL HOMES LLC	5229 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440776	CARDEL FL HOMES LLC	5227 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440778	CARDEL FL HOMES LLC	5225 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440806	CARDEL FL HOMES LLC	5190 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440808	CARDEL FL HOMES LLC	5192 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440810	CARDEL FL HOMES LLC	5194 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440812	CARDEL FL HOMES LLC	5196 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440960	CARDEL FL HOMES LLC	5006 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440962	CARDEL FL HOMES LLC	5010 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440964	CARDEL FL HOMES LLC	5016 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440972	CARDEL FL HOMES LLC	5032 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440974	CARDEL FL HOMES LLC	5038 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440976	CARDEL FL HOMES LLC	5044 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440984	CARDEL FL HOMES LLC	5062 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440986	CARDEL FL HOMES LLC	5066 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440988	CARDEL FL HOMES LLC	5070 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542441018	CARDEL FL HOMES LLC	5029 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441020	CARDEL FL HOMES LLC	5025 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441022	CARDEL FL HOMES LLC	5021 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441030	CARDEL FL HOMES LLC	5142 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441032	CARDEL FL HOMES LLC	5146 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441034	CARDEL FL HOMES LLC	5148 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441042	CARDEL FL HOMES LLC	5156 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441044	CARDEL FL HOMES LLC	5158 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441046	CARDEL FL HOMES LLC	5162 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441054	CARDEL FL HOMES LLC	5170 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441056	CARDEL FL HOMES LLC	5172 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441058	CARDEL FL HOMES LLC	5174 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440496	CARLA ANN DIXON	6280 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860386	CARLOS ALBERTO LOPEZ CORCHADO ET AL	5481 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860406	CARMEN R SERJE	6085 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860042	CAROLYN E WATKINS/TRUSTEE	6394 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860158	CARTAZ LEON ROBERTS	6147 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860604	CASRINE DUSHANNA VARCIANNA	6280 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860506	CECIL VAN ERIC AND JOHANNA MARGARITA BROWN	6154 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 53 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860074	CELINA AND SYLVIA C BATOR	6290 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 32 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860184	CESAR A CASTANEDAAND ASTRID M MALGON	6027 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860602	CHARLES A II AND SHARON P HARBUCK	6282 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860432	CHARLES D AND KRISTA K NELSON	6027 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860654	CHARLIE AND TATIANA PEREIRA	5932 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860658	CHASE AND ALSTON HUNTER	5940 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860408	CHERYL A JACKSON	6081 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860044	CHERYL AND ROBERT STEIN	6392 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860364	CHERYL ANNE MCDOWELL	5582 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 43 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860610	CHRISTINE BUI AND HUY NGUYEN	6268 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860032	CHRISTOPHER A AND TRACI M CABILLO	6389 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860450	CLAIRE LINDLEY	5991 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 25 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860528	CLAUDE THOMAS II AND MARGARITA THERESA ADAMS	6249 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 64 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860672	CLAUDIA ARGUELLO	6006 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860646	CLINT ANTHONY PEREIRA AND CAREN CARVALHO	5918 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0542440488	COLTON JAMES ROZANSKE	6266 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860086	COREY T AND ALISA M HUDSON	6248 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 38 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860304	CORY ELIZABETH AND JOHN HUDSON SPARKES	5456 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440166	CRAIG ALAN KELLNER	6166 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 28 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860492	CRAIG MICHAEL AND CIRIA LORENA HOWE	6118 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 46 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860156	CRYSTAL LENA HICKS MAY	6159 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860464	CYRIAC PADICKAPARAMBIL UTHUPPAN / ET AL	5959 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 32 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860446	DALLAS C AND HOLLIE A GABEL	6001 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 23 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860314	DANICA MARY MCNEAL	5472 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860644	DANIEL JAY COBB	5914 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860570	DANIEL ROBERT AND DONYA JO HOUSINGER	6171 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 85 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860326	DARIUS WENDELL BROWN	5496 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860516	DARREN L AND LAUREN E ROWLAND	6281 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 58 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$69,670.82	$5,675.76
0541860558	DARYL ANDRAE AND ROBIN LYNNETTE JONES	6311 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 79 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860840	DAVID ALAN AND VICTORIA JEAN SORENSEN /TRUSTEES	5750 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 70 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860288	DAVID BRADLEY AND CYNTHIA LYNN DUKE	5424 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440566	DAVID FERGUSON	5937 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860140	DAVID LARRY AND JACQUELYN DENISE JONES	6237 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860126	DAVID NEAL ARBOR AND BONNIE MARIE SCHICKLER	6267 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860188	DAVID NIGEL AND CHRISTINE KATHERINE WILLIAMS	6011 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860162	DAVID R AND BRITTNEY A BROOKS	6123 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860340	DAVIELLE ALEXANDRA MORALES ET AL	5528 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 31 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860622	DEBORAH R AND GERALD R MARTIN	6222 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860114	DEEVINA AND JEFSON SIMEUS	6226 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860200	DELFRONCE SEBASTIAN AND SAMANTHA MARIE SIMMONS	5973 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860468	DENIS AND MERIMA DANAN	5947 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 34 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860096	DENISE SUSAN AND JAMES TRISTAN KENT	6188 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 43 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860128	DENNRIK G ABRAHAN AND ROBIN SCHICKLER TRUSTEES	6273 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440638	DEREK GLEN AND APRIL MICHELLE ROSA	6148 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0541860154	DEVVON J AND GINA M OCHOA	6169 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860678	DOMINIC MICHAEL LOMBARDO AND LEAH MARIE BONUGLI	6018 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860264	DONALD JAMES HILL	5936 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860628	DOROTHY DIANE DAVIS	6210 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860320	DOUGLAS EDWARD AND DEBORAH LYNN WEATHERLY	5486 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860416	DUSTIN P AND APRIL M CELKO	6061 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860236	DUSTIN THOMAS AND BREYANNA CARDENAS PISKURA	6046 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860054	DWIGHT KEVIN AND DEBORAH PETRA THOMAS	6364 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860296	EARL AND TANYA ARMSTRONG	5442 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860526	EDUARDO LUIS JR AND JACQUELYN ANGUEIRA	6253 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 63 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860258	EDWIN JOHN AND RILEY CATHERINE DERNAR	5952 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0542440634	EDWIN S AND NATALIE PRUCHNICKI COOKE	6156 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860458	ELISE MARIE AND MICHAEL SEAN CROWTHERS	5971 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 29 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860018	ELIZABETH ANN AND MARK EDWARD KANE	6331 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860568	ELIZABETH MARIE HAYES AND JUAN ROLANDO FERNANDEZ	6175 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 84 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440908	ERIC ALLEN AND ROBIN LYNNETTE WADE	5148 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440562	ERIC BRYANT STEPHENSON	5923 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860182	ERIC EUGENE AND MARY ELIZABETH TAPP	6037 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860472	ERIC MAPES MCKINNEY AND YULIYA VLADIMIROVNA YERINA	5933 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 36 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860596	ERIC RANDALL AND KRISTEN MARIE MELANDER	6115 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 98 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860434	ERICA M AND GEORGE EDWARD CORREA	6025 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440198	ERNEST WILLIAM JR AND JESSIE KOOA ACOSTA	5359 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 44 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860016	ESTHER R AND MICHAEL BROWN	6323 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860660	FABIAN A AND ERICA RAMIREZ	5944 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860280	FERNANDO AND TANIA Y BETANCOURT	5406 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860216	FRANCISCO AND REBECCA POLANCO	5915 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860028	FRANKLIN AND ESLEIDY LINERO	6377 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860504	FRED ROTONDO	6150 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 52 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860598	GABRIEL ANTONIO AND DAYNE MICHAEL GONZALEZ	6111 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 99 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860420	GAETANO AND LINDA CERRACCHIO	6053 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440898	GAVENDRA MARAJ RAMPERTAAP	5170 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0541860334	GAVIN ADRIAN DOUBLET REED ET AL	5514 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860412	GENE A JR AND MARY ANNE CRANFORD RHODES	6071 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860552	GERALDINE H ARCORIA TRUSTEE	6370 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 76 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$69,670.82	$5,675.76
0541860418	GINA AND STEVEN SAVATTERI	6057 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860638	GINA NOEL DAMBROSIO	6192 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860046	GIULIO SALVATORE AND CHERYL A MANIGLIA	6388 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860012	GORDON A AND MICHELLE ANN DOUGLAS GLENN	6307 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
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 1	40 - Conventional	$69,670.82	$5,675.76
0541860124	GREGORY VICTOR AND VALERIE SALVATI ROTUNDA	6261 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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 2	40 - Conventional	$69,670.82	$5,675.76
0541860144	GUILLERMO E AND OLGA FERNANDEZ	6219 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860572	GUSTAVO ANDRES BARBERENA ET AL	6165 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 86 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860378	HALOKEN INVESTMENTS INC	5529 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860036	HANY H MOTAWEH AND RAGIA A ELHOSARY	6395 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860220	HEATHER MARIE HARPER	6086 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0542440132	HOMES BY WEST BAY LLC	5335 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440134	HOMES BY WEST BAY LLC	5327 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440200	HOMES BY WEST BAY LLC	5355 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 45 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440252	HOMES BY WEST BAY LLC	5308 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860524	HOMES BY WEST BAY LLC	6257 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 62 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860540	HOMES BY WEST BAY LLC	6225 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 70 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0542440644	HOMES BY WEST BAY LLC	6134 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440646	HOMES BY WEST BAY LLC	6130 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440648	HOMES BY WEST BAY LLC	6122 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440650	HOMES BY WEST BAY LLC	6116 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440680	HOMES BY WEST BAY LLC	6129 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440682	HOMES BY WEST BAY LLC	6133 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440684	HOMES BY WEST BAY LLC	6139 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440686	HOMES BY WEST BAY LLC	6143 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440714	HOMES BY WEST BAY LLC	5174 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440716	HOMES BY WEST BAY LLC	5178 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440718	HOMES BY WEST BAY LLC	5182 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440720	HOMES BY WEST BAY LLC	5188 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440722	HOMES BY WEST BAY LLC	5194 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0542440884	HOMES BY WEST BAY LLC	5230 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440886	HOMES BY WEST BAY LLC	5226 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440890	HOMES BY WEST BAY LLC	5184 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440892	HOMES BY WEST BAY LLC	5180 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440894	HOMES BY WEST BAY LLC	5176 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440896	HOMES BY WEST BAY LLC	5174 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440900	HOMES BY WEST BAY LLC	5166 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440902	HOMES BY WEST BAY LLC	5158 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440906	HOMES BY WEST BAY LLC	5152 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440910	HOMES BY WEST BAY LLC	5144 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440920	HOMES BY WEST BAY LLC	5128 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440924	HOMES BY WEST BAY LLC	5116 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440952	HOMES BY WEST BAY LLC	5155 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542441234	HOMES BY WEST BAY LLC	5126 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542440286	HUONG LE TRAN	6080 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 35 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541861026	IAN AND ANGENE C LEE ESSON	5840 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 33 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0542441206	ICI HOMES OF TAMPA LLC	5009 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441208	ICI HOMES OF TAMPA LLC	5005 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441210	ICI HOMES OF TAMPA LLC	5001 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441212	ICI HOMES OF TAMPA LLC	5002 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441214	ICI HOMES OF TAMPA LLC	5008 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441216	ICI HOMES OF TAMPA LLC	5012 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441218	ICI HOMES OF TAMPA LLC	5030 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441220	ICI HOMES OF TAMPA LLC	5052 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441222	ICI HOMES OF TAMPA LLC	5066 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441224	ICI HOMES OF TAMPA LLC	5112 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441226	ICI HOMES OF TAMPA LLC	5116 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441228	ICI HOMES OF TAMPA LLC	5120 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441230	ICI HOMES OF TAMPA LLC	5122 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860884	IRA F AND PAULINE R ARMAN	5841 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
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	$87,088.53	$7,094.70
0542440574	ISAIAH GRANT	5963 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860344	JACQUES LEE EDWARDS ET AL	5534 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 33 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860452	JADA R HUDDLESTUN AND ANDREW J FOREST	5985 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 26 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860050	JAIME E AND NANCY E RIVADENEIRA	6376 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860068	JAMES B LEWIS	6314 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860488	JAMES CLIFTON JR AND ANNA PATRICIA DALMIDA	6106 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 44 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860484	JAMES MICHAEL AND MICHELLE LEE MOSS	6096 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 42 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440556	JAMES PITTMAN	6295 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860640	JAMES THOMAS AND JACKIE LYNN WALKER	6190 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 20 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
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	$121,923.94	$9,932.58
0541860614	JARVIS DEZAR MISTER	6260 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860196	JASMINE FRANCOIS	5983 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860204	JASON M AND HOLLY R HOLMES	5957 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$121,923.94	$9,932.58
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	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860664	JENIFER L MEDZI	5952 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860080	JENNIFER D DULIN	6268 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 35 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860588	JENNIFER EMMANUELLA LOUIS AND JOEL DESIR	6131 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 94 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860582	JENNIFER LEIGH GALLOWAY	6143 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 91 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440358	JENNIFER ROSE DASILVA	6227 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860310	JENNIFER VAN METER	5462 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860448	JESSE LAWRENCE AND VERONICA LEE GREENE	5995 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 24 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860294	JESSICA DE CICCO	5438 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0541860254	JOANNE MARILYN MARTIN	5960 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860674	JOHN A CATENA	6010 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860422	JOHN A II AND PATRICIA L EWALD TRUSTEES	6049 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860132	JOHN DAVID AND CARISSA SUE HERENCIA	6285 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860176	JOHN M BEOHNERT /TRUSTEE	6057 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860404	JONATHAN B CLEARY AND ANDREINA SANTIAGO	6089 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860202	JONATHAN C PEREZ AND ESTEFANIA GRECO	5967 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0542440500	JONATHAN MCENEANEY	6286 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0541860060	JORGE NAVARRO ZERMENO AND COURTNEY JADE NAVARRO	6344 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860564	JOSE G SANTIAGO JR AND BARBARA J MORELLO	6183 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 82 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860084	JOSE L JR AND YESENIA M BERNIER	6254 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 37 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860020	JOSEPH AND ANA L GARAFOLO	6337 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860150	JOSEPH AND JESSICA CABRERA	6189 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860466	JOSEPH D AND CRUZ C REAP /TRUSTEES	5953 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 33 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
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	$104,506.23	$8,513.64
0542440310	JOSEPH PAUL AND NIKOLE ANDE PATTERSON	6241 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860346	JOSEPH RAYMOND AND RACHEL LYNN TUCKER	5538 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 34 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440590	JOSHUA ALLAN CAMERON	5968 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
0541860212	JOSHUA ROBERT AND ALICIA CAMILLE FERRARI	5929 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860542	JOSHUA S AND TIA LAZARUS	6221 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 71 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$69,670.82	$5,675.76
0541860014	JUAN ANDRES HERNANDEZ ET AL	6315 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860668	JULIA MARIE DETWILER	5960 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860626	JUSTICE TYRONE AND SHAUNA LOUISE HORN	6214 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$121,923.94	$9,932.58
0541860380	JUSTO REYNEL AND KATHY JAYAIRA PADILLA	5525 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860136	KAATRINA V VOSS	6251 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860302	KALLIEN FRANCES AND JEFFREY MICHAEL NORRIS	5454 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860534	KANG C AND SUBRINA S COMPTON	6237 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 67 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0542440876	KARINE VERDIAN	5246 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 27	70 - Conventional	$121,923.94	$9,932.58
0541860164	KATELYN A LEAL	6115 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860376	KATHLEEN GENEVIEVE BIKUS	5533 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0542440632	KATRINA ANTOINETTE TERRY	6160 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860608	KAUSHIK RAO KONDAPALLI	6272 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0542440354	KEATON J AND NIOMI CATHERINE BRUCE	6235 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860342	KEITH MICHAEL AND KRISTEN MARIE HUTCHINGS	5532 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 32 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860350	KEITH WILLIAM AND GULNAZ LUNUSOVA NICHOLS	5548 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 36 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860262	KELISHA ANN AND HERMAN TREY CLAY	5942 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860374	KELLY ANN GREGORY	5539 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0542440554	KELLY CLAROS AND EDDIE LEONARDO BRUNA	6291 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440364	KELLY D AND LAURA J RAYNOR	6217 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0541860240	KENNETH FRANCIS AND ANDREA BETH RAPOZA	6036 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860550	KENNETH JO AND CAROLYN ALBERTS THOMAS	6350 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 75 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$87,088.53	$7,094.70
0541860680	KEVIN J AND SONG I BROWN	6022 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 20 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860690	KEVIN R AND CAITLIN F PHILLIP	6034 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 25 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860470	KEVIN WAYNE AND MEGAN MARIE BAKER	5941 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 35 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860022	KIEL JOSEPH AND EMILY TAYLOR MERFELD	6345 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860308	KIM MICHELLA WILLIAMS	5460 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440288	KIRK AND KRISTY COLEMAN	6086 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 36 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860502	KIRSTEN LYNN SEAVER	6146 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 51 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860102	KRISTEN GRACE STROM	6158 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 46 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860382	KRISTEN MARIE CRESCENTI	5513 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860194	KRISTINE C MCCRERY	5989 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860682	KRISTY ANN NASH	6024 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 21 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860186	KYLE MICHAEL AND LAUREN KLINE DUKE	6015 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860034	KYLE R SNYDER AND SAMANTHA SNYDER	6393 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440918	LAKSHMI ANDRAJU	5132 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440250	LATRICE DAVIS AND CIARA BRITT	5314 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860476	LAWRENCE LYNN AND JAN LOUISE RICHARDSON	5921 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 38 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860882	LINDA ROMEO	5829 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0542440558	LINDSAY KAPUSCIENSKI	5909 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860300	LINSEY CATALINA AGUILAR ALAGUNA / ET AL	5450 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860500	LISA A AND JAY A SLOAN	6140 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 50 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860612	LOBENSON AND SAMANTHA FARAH CONOR LEROY	6264 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860696	LORENA ROUILLON	6044 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 28 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860584	LUIS ANGEL MARQUEZ SANTIAGO ET AL	6139 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 92 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860360	MAHER M AND NAZIBROLA ELGHAMRY	5572 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 41 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860038	MANAV AND KATHIA M RATTAN	6397 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860208	MARCI L RICENBAW	5943 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0541860148	MARIA CONCEISAO AND JOSEPH A RENDEIRO	6205 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860520	MARIANA REYES AND JOEL C ROINAS	6269 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 60 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0541860634	MARIO S PIERRE PIERRE	6196 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860460	MARK A AND DANA DIANE POWELL	5967 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 30 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860206	MARK DAMIEN AND LISA AKEMI MARSHALL	5953 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860482	MARK DANIEL AND MELISSA RACHAEL DE REMER	6092 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 41 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440282	MARK S AND CATHERINE A SZENTE	6072 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 33 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860328	MARLON AND SOPHIA DANACHE JEAN GILLES	5498 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440430	MARSHA ANN PARCHMENT	6233 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 19	50 - Conventional	$87,088.53	$7,094.70
0541860138	MARTHA E M KOPACZ/TRUSTEE	6245 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860574	MATTHEW DAVID AND KIMBERLY LYNN KELEMAN	6159 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 87 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860430	MATTHEW J SULLIVAN AND SALOUMEH ASMAIE	6031 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860444	MATTHEW P AND SAMANTHA M MOYER	6005 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 22 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860684	MATTHEW RYAN STERNAL	6026 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 22 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860436	MCKENZIE L BOND AND JUSTIN DOTY	6021 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860058	MEGAN K HEALY AND ANTHONY GRASSANO	6350 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860076	MEGAN MICHELLE AND MICHAEL DAVID ESPOSITA	6284 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 33 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860024	MELVIN CARL AND LACY SUZANNE CASH	6351 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860166	MICHAEL ALBERTI	6097 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860620	MICHAEL AND ANN MCLAUGHLIN	6248 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860108	MICHAEL ANDREW AND TROY LANIGAN CICALESE /TRUSTEES	6134 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 49 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860232	MICHAEL DAVID AND DEBORAH LEE RAYMOND	6056 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860104	MICHAEL DOUGLAS PLANK ET AL	6148 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 47 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860442	MICHAEL E SUMMERS	6009 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 21 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440598	MICHAEL ERIK GALLEGOS	5942 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
0541860152	MICHAEL F PHELPS	6177 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$121,923.94	$9,932.58
0541860486	MICHAEL GLYNN AND KRISTEN MICHELLE LANKFORD	6102 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 43 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860090	MICHAEL J AND PENNY M HAMMOND	6238 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 40 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440570	MICHAEL LEE WALKER	5949 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860578	MICHAEL NEAL AND REBECCA LYN COWENS ALVARADO	6151 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 89 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860078	MICHAEL R AND DANIELA NOVAKOSKI	6274 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 34 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860462	MICHAEL SCOTT AND JAMIE ELIZABETH BREITUNG	5963 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 31 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860298	MICHAEL T AND MARIE A SCOTT	5446 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0541860686	MIGUEL ALEJANDRO GARCIA	6028 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 23 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860424	MIGUEL ANDRES AND JOHANNA ANDREA RODRIGUEZ	6045 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440432	MIGUEL ANGEL AND JUGUNA SISSOHOR NORALES LACAYO	6245 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 19	50 - Conventional	$87,088.53	$7,094.70
0542440904	MOISE AND GILI PLANCHER	5156 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0541860426	MOSTAFA HABIB ET AL	6041 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860282	MUKHLISSA KHOJAYEVA	5410 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860358	NATHANAEL PAUL AND HEATHER NICOLE BORDASH	5564 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 40 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860514	NEIL DINESH AND RADHA ATUL SHAH	6283 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 57 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0542440356	NELSON MOISES VALDEZ GUZMAN ET AL	6231 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860082	NICHOLAS D AND AMBER M STACK	6262 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 36 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860048	NICHOLAS G GOSSELIN AND AZURE VELMA AUGUSTUS	6384 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860146	NICHOLAS J AND TAYLOR M GUMMEL	6211 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860180	NICOLE RENEE HARRIS	6043 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440130	NNP SOUTHBEND II LLC	5339 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860702	NNP SOUTHBEND II LLC	5731 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860704	NNP SOUTHBEND II LLC	5727 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860710	NNP SOUTHBEND II LLC	5709 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860712	NNP SOUTHBEND II LLC	5703 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860714	NNP SOUTHBEND II LLC	5701 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860716	NNP SOUTHBEND II LLC	5702 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860722	NNP SOUTHBEND II LLC	5712 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860724	NNP SOUTHBEND II LLC	5716 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860726	NNP SOUTHBEND II LLC	5728 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860728	NNP SOUTHBEND II LLC	5740 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860730	NNP SOUTHBEND II LLC	5748 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860732	NNP SOUTHBEND II LLC	5754 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860734	NNP SOUTHBEND II LLC	5762 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860736	NNP SOUTHBEND II LLC	5770 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860738	NNP SOUTHBEND II LLC	5776 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860740	NNP SOUTHBEND II LLC	5556 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860742	NNP SOUTHBEND II LLC	5562 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860744	NNP SOUTHBEND II LLC	5566 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860746	NNP SOUTHBEND II LLC	5572 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860748	NNP SOUTHBEND II LLC	5582 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860750	NNP SOUTHBEND II LLC	5586 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860752	NNP SOUTHBEND II LLC	5594 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860754	NNP SOUTHBEND II LLC	5602 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860756	NNP SOUTHBEND II LLC	5604 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860788	NNP SOUTHBEND II LLC	5648 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 44 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860790	NNP SOUTHBEND II LLC	5652 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 45 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860792	NNP SOUTHBEND II LLC	5654 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 46 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860794	NNP SOUTHBEND II LLC	5658 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 47 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860796	NNP SOUTHBEND II LLC	5660 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 48 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860798	NNP SOUTHBEND II LLC	5662 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 49 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860800	NNP SOUTHBEND II LLC	5664 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 50 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860804	NNP SOUTHBEND II LLC	5670 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 52 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860806	NNP SOUTHBEND II LLC	5672 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 53 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860808	NNP SOUTHBEND II LLC	5676 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 54 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860810	NNP SOUTHBEND II LLC	5678 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 55 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860812	NNP SOUTHBEND II LLC	5680 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 56 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860814	NNP SOUTHBEND II LLC	5684 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 57 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860816	NNP SOUTHBEND II LLC	5688 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 58 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860818	NNP SOUTHBEND II LLC	5692 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 59 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860820	NNP SOUTHBEND II LLC	5694 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 60 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860822	NNP SOUTHBEND II LLC	5696 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 61 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860824	NNP SOUTHBEND II LLC	5702 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 62 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860826	NNP SOUTHBEND II LLC	5706 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 63 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860828	NNP SOUTHBEND II LLC	5712 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 64 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860830	NNP SOUTHBEND II LLC	5720 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 65 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860832	NNP SOUTHBEND II LLC	5728 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 66 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860834	NNP SOUTHBEND II LLC	5732 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 67 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860856	NNP SOUTHBEND II LLC	5541 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860866	NNP SOUTHBEND II LLC	5565 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860868	NNP SOUTHBEND II LLC	5569 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860870	NNP SOUTHBEND II LLC	5573 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 34	60 - Age Qualified	$99,050.08	$8,069.15
0541860872	NNP SOUTHBEND II LLC	5581 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860874	NNP SOUTHBEND II LLC	5585 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860958	NNP SOUTHBEND II LLC	5883 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 52 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860960	NNP SOUTHBEND II LLC	5889 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 53 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860966	NNP SOUTHBEND II LLC	5621 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860968	NNP SOUTHBEND II LLC	5625 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860970	NNP SOUTHBEND II LLC	5627 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860972	NNP SOUTHBEND II LLC	5631 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860974	NNP SOUTHBEND II LLC	5633 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860976	NNP SOUTHBEND II LLC	5635 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860978	NNP SOUTHBEND II LLC	5647 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860980	NNP SOUTHBEND II LLC	5649 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860986	NNP SOUTHBEND II LLC	5659 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860988	NNP SOUTHBEND II LLC	5661 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860990	NNP SOUTHBEND II LLC	5663 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860992	NNP SOUTHBEND II LLC	5675 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541860994	NNP SOUTHBEND II LLC	5677 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861032	NNP SOUTHBEND II LLC	5814 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 36 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861034	NNP SOUTHBEND II LLC	5812 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 37 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
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	$30,496,965.07	$2,484,446.36
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440826	NNP-SOUTHBEND II LLC	5169 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440828	NNP-SOUTHBEND II LLC	5175 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440830	NNP-SOUTHBEND II LLC	5179 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440862	NNP-SOUTHBEND II LLC	5115 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 27	70 - Conventional	$121,923.94	$9,932.58
0542440946	NNP-SOUTHBEND II LLC	5165 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440948	NNP-SOUTHBEND II LLC	5159 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440950	NNP-SOUTHBEND II LLC	5157 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440954	NNP-SOUTHBEND II LLC	5151 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440956	NNP-SOUTHBEND II LLC	5147 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440958	NNP-SOUTHBEND II LLC	5143 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542441078	NNP-SOUTHBEND II LLC	5155 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441080	NNP-SOUTHBEND II LLC	5153 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441082	NNP-SOUTHBEND II LLC	5151 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441084	NNP-SOUTHBEND II LLC	5149 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441086	NNP-SOUTHBEND II LLC	5147 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441088	NNP-SOUTHBEND II LLC	5143 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441090	NNP-SOUTHBEND II LLC	5139 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441092	NNP-SOUTHBEND II LLC	5137 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441094	NNP-SOUTHBEND II LLC	5135 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441096	NNP-SOUTHBEND II LLC	5133 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441098	NNP-SOUTHBEND II LLC	5131 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441100	NNP-SOUTHBEND II LLC	5127 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441106	NNP-SOUTHBEND II LLC	5118 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441112	NNP-SOUTHBEND II LLC	5130 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441114	NNP-SOUTHBEND II LLC	5134 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441116	NNP-SOUTHBEND II LLC	5138 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441118	NNP-SOUTHBEND II LLC	5142 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441120	NNP-SOUTHBEND II LLC	5146 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441122	NNP-SOUTHBEND II LLC	5150 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441124	NNP-SOUTHBEND II LLC	5154 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 33 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441126	NNP-SOUTHBEND II LLC	5158 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 34 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441128	NNP-SOUTHBEND II LLC	5162 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 35 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441130	NNP-SOUTHBEND II LLC	5168 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 36 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441132	NNP-SOUTHBEND II LLC	5172 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 37 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441134	NNP-SOUTHBEND II LLC	5176 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 38 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441136	NNP-SOUTHBEND II LLC	5180 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 39 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441138	NNP-SOUTHBEND II LLC	5184 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 40 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441140	NNP-SOUTHBEND II LLC	5188 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 41 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441142	NNP-SOUTHBEND II LLC	5192 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 42 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542441162	NNP-SOUTHBEND II LLC	5155 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441164	NNP-SOUTHBEND II LLC	5151 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441166	NNP-SOUTHBEND II LLC	5147 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542441168	NNP-SOUTHBEND II LLC	5143 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$45,196,052.12	$3,681,912.84
0541860456	NUREKA AND THADDEUS DIXON SR	5975 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 28 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440176	ORLANDO LOZADO AND DEBORAH D MCGRIFF	6192 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 33 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860510	OTHNIEL ANTHONY AND APRIL NICOLE EDWARDS	6164 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 55 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0542440538	PATRICK FABIAN GIVANS	6263 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0541860548	PATRICK J AND JUDY C CLARY	6330 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 74 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860268	PATRICK JAMES SLADE	5928 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860278	PATRICK KEVIN AND JENNIFER IRENE TREACY	5904 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 31 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860940	PAUL B LAGERQUIST	5825 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 43 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860250	PAUL G AND JODI ANN SIRACUSA	5972 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860318	PAUL WILLIAM JOSEPH SHELLEY /ET AL	5482 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860122	PEDRO M AND CAROL F ALVES	6255 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860026	PETER AND JOSEPHINE WAMBURA	6363 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860030	PIERCE AND MARY L SIMS	6385 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0542440280	PULTE HOME COMPANY LLC	6068 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 32 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440312	PULTE HOME COMPANY LLC	6009 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440314	PULTE HOME COMPANY LLC	6015 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440316	PULTE HOME COMPANY LLC	6019 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440318	PULTE HOME COMPANY LLC	6023 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440320	PULTE HOME COMPANY LLC	6027 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440322	PULTE HOME COMPANY LLC	6035 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440324	PULTE HOME COMPANY LLC	6039 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440326	PULTE HOME COMPANY LLC	6043 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440328	PULTE HOME COMPANY LLC	6047 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440330	PULTE HOME COMPANY LLC	6055 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
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	$69,670.82	$5,675.76
0542440510	PULTE HOME COMPANY LLC	6287 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440512	PULTE HOME COMPANY LLC	6283 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440514	PULTE HOME COMPANY LLC	6279 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440516	PULTE HOME COMPANY LLC	6275 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440518	PULTE HOME COMPANY LLC	6273 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440520	PULTE HOME COMPANY LLC	6269 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440522	PULTE HOME COMPANY LLC	6267 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440524	PULTE HOME COMPANY LLC	6263 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440526	PULTE HOME COMPANY LLC	6259 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440528	PULTE HOME COMPANY LLC	6255 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440530	PULTE HOME COMPANY LLC	6251 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440120	PULTE HOME COMPANY LLC	5363 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 11	50 - Conventional	$87,088.53	$7,094.70
0542440118	PULTE HOME COMPANY LLC	5367 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 11	60 - Conventional	$104,506.23	$8,513.64
0542440146	PULTE HOME COMPANY LLC	6112 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440148	PULTE HOME COMPANY LLC	6116 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440150	PULTE HOME COMPANY LLC	6120 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440152	PULTE HOME COMPANY LLC	6128 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440154	PULTE HOME COMPANY LLC	6136 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440642	PULTE HOME COMPANY LLC	6140 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440652	PULTE HOME COMPANY LLC	6112 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440654	PULTE HOME COMPANY LLC	6106 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440664	PULTE HOME COMPANY LLC	5282 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 13	60 - Conventional	$104,506.23	$8,513.64
0542440666	PULTE HOME COMPANY LLC	5280 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 13	60 - Conventional	$104,506.23	$8,513.64
0542440668	PULTE HOME COMPANY LLC	5276 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 13	60 - Conventional	$104,506.23	$8,513.64
0542440674	PULTE HOME COMPANY LLC	6113 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440676	PULTE HOME COMPANY LLC	6117 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440678	PULTE HOME COMPANY LLC	6123 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440708	PULTE HOME COMPANY LLC	5160 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440710	PULTE HOME COMPANY LLC	5164 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440712	PULTE HOME COMPANY LLC	5168 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440820	PULTE HOME COMPANY LLC	5157 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440822	PULTE HOME COMPANY LLC	5161 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440824	PULTE HOME COMPANY LLC	5165 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440832	PULTE HOME COMPANY LLC	5183 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440834	PULTE HOME COMPANY LLC	5189 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440836	PULTE HOME COMPANY LLC	5195 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440848	PULTE HOME COMPANY LLC	5225 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440856	PULTE HOME COMPANY LLC	5241 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440858	PULTE HOME COMPANY LLC	5245 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440860	PULTE HOME COMPANY LLC	5249 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440928	PULTE HOME COMPANY LLC	5197 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440930	PULTE HOME COMPANY LLC	5193 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440932	PULTE HOME COMPANY LLC	5189 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440934	PULTE HOME COMPANY LLC	5185 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440936	PULTE HOME COMPANY LLC	5181 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440938	PULTE HOME COMPANY LLC	5179 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440298	PULTE HOME COMPANY LLC	6217 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440300	PULTE HOME COMPANY LLC	6221 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440302	PULTE HOME COMPANY LLC	6225 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440304	PULTE HOME COMPANY LLC	6229 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440306	PULTE HOME COMPANY LLC	6233 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440350	PULTE HOME COMPANY LLC	6240 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440690	PULTE HOME COMPANY LLC	5293 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64
0542440692	PULTE HOME COMPANY LLC	5289 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440694	PULTE HOME COMPANY LLC	5287 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64
0542440706	PULTE HOME COMPANY LLC	5156 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64
0541860676	RAFAEL DE JESUS AND NADINE MARION RODRIGUEZ	6014 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860330	RAFAEL SIMON SILVA	5504 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860616	RAM PRASAD EPPALAPELLI AND PRATHYUSHA DUSA	6256 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860348	RANDALL TODD AND DAWN CHARLOTTE MARTIN	5544 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 35 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440582	RAUL MIGUEL AND WENDY SORIANO	5989 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860336	RAYMOND FRANCIS PARIZO JR / ET AL	5518 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860954	REBECCA DIANE AND JAMES ANDREW PRICE	5873 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 50 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860070	REEVES ALEXANDER JOHNATHAN BARNES ET AL	6306 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 30 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860402	REONDA RENE SILVA	6093 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440580	REXALL HARLESS AND HANNAH CATHERINE WILLIAMS	5983 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860546	RICHARD LEE AND JUDITH DORRIS PHAGAN	6310 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 73 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0542440532	RICHARD PAUL TEMPLIN	6251 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440560	RICHMOND AMERICAN HOMES OF FLORIDA LP	5917 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0542440568	RICHMOND AMERICAN HOMES OF FLORIDA LP	5943 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860172	RICKIE ALLEN AND DEDICAION A MONETTE	6077 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860094	ROBBIN A ROONEY	6224 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 42 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860538	ROBERT E AND VANESSA MURPHY	6229 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 69 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860324	ROBERT HAMPTON AND GAIL BELINDA WAYS	5492 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0541860474	ROBERT WHARTON AND LYNN S ADELMAN	5929 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 37 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860522	RONALD VINCENT BOWMAN AND DONNA WESTER BOWMAN	6261 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 61 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860168	RONDA MARCIA CAPELES	6091 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860600	RONESHA Q AND NINA BURUCA NATION	6107 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 100 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860490	ROSEMARY ANDERSON AND DONALD P MASON	6110 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 45 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860560	RUDY G AND NATALY OSTERMANN	6189 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 80 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860218	RUSSELL DALE AND ERICA LEIGH HENDERSON	6090 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440158	RYAN C AND SARA J JONES	6146 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860580	SALVADOR AND JENNIFER ANDREA LOPEZ	6147 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 90 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860066	SALVADOR AND LYDIA I CASIANO	6322 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860178	SANDER R AND MELISSA SHARP	6053 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860496	SANDRA D AND HOWARD S LEVITT	6132 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 48 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860222	SARA NIXON AND TYLER EASON RANKIN	6082 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860428	SARAH E BURGOYNE	6037 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860670	SCOTT C AND MICHELLE MATHESON	6002 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860562	SEAN L AND JESSICA L STELLISH	6185 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 81 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440362	SERGIO WALDECK	6221 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440534	SHANETTE NICOLE LAWSON	6255 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0542440284	SHANKAR AND SARITA PACHHAI KARKI	6076 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 34 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440564	SHAUN LAMAR GRIMSLEY	5929 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440576	SHELBY LEE LANSER	5969 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860316	SHELMA ALETHEA AND ANJANET SELMAN-BABBS	5476 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440338	SHLOMO SCHNITZER	6216 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 16	40 - Conventional	$69,670.82	$5,675.76
0541860652	SKYLER A SCOTT AND THOMAS JOHN STELLING	5928 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440498	STEPHANEY ROSE ESTRADA	6282 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860666	STEPHEN MICHAEL AND MICHELLE L SPECIA	5956 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860092	STEPHEN P AND ROSE J SCHIMKUS	6230 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 41 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0542440640	STEVEN D AND ALCIRA BURGDOERFER	6144 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860498	STEVEN T AND ASHLEY L WOELFER	6136 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 49 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860260	STEVIE NICOLE CARDONA	5946 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860284	SUE ELLEN SCHMIDT	5416 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860272	SYDNEY ALYN KEMP	5916 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860244	TAMMIE MARIE ANDRIGHETTI	6026 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860394	TAMMY LYNN RASMUSSEN	5461 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860648	TAN THAI AND THANH THUY AN LE	5920 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860118	TATE RIDDLE AND ALEXIS ILLIAN	6210 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440542	TELLI GRIFFIN	6269 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0541860576	TENEISHA KERRY ANN TYUS /TRUSTEE ET AL	6155 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 88 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860594	THOMAS AND ELSA BEATRIZ SANTIAGO	6119 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 97 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860952	THOMAS H FOREST	5865 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 49 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0542440370	THOMAS J AND PAMELA P RICKO	6207 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860642	THOMAS STANLEY AND LIGIA KING	5910 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860512	TIMOTHY ALONZA SIMON	6289 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 56 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0542440352	TIMOTHY W AND MARYTHERESA LEE	6239 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0542440404	TIRSA VASQUEZ	6218 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0541860064	TODD WOLDOFF AND KRISTI DURANN	6330 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 27 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860706	TOLL SOUTHEAST INC	5717 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860708	TOLL SOUTHEAST INC	5713 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860718	TOLL SOUTHEAST INC	5706 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860720	TOLL SOUTHEAST INC	5710 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860758	TOLL SOUTHEAST INC	5606 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 29 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860760	TOLL SOUTHEAST INC	5608 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 30 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860762	TOLL SOUTHEAST INC	5612 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 31 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860764	TOLL SOUTHEAST INC	5614 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 32 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860766	TOLL SOUTHEAST INC	5616 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 33 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860768	TOLL SOUTHEAST INC	5620 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 34 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860770	TOLL SOUTHEAST INC	5622 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 35 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860772	TOLL SOUTHEAST INC	5626 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 36 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860774	TOLL SOUTHEAST INC	5630 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 37 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860776	TOLL SOUTHEAST INC	5632 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 38 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860778	TOLL SOUTHEAST INC	5636 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 39 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860780	TOLL SOUTHEAST INC	5638 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 40 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860782	TOLL SOUTHEAST INC	5640 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 41 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860784	TOLL SOUTHEAST INC	5642 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 42 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860786	TOLL SOUTHEAST INC	5646 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 43 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860802	TOLL SOUTHEAST INC	5668 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 51 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860836	TOLL SOUTHEAST INC	5736 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 68 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860838	TOLL SOUTHEAST INC	5742 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 69 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860844	TOLL SOUTHEAST INC	5762 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 72 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860846	TOLL SOUTHEAST INC	5766 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 73 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860848	TOLL SOUTHEAST INC	5770 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 74 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860850	TOLL SOUTHEAST INC	5778 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 75 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860852	TOLL SOUTHEAST INC	5784 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 76 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860854	TOLL SOUTHEAST INC	5790 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 77 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860858	TOLL SOUTHEAST INC	5547 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 34	60 - Age Qualified	$99,050.08	$8,069.15
0541860860	TOLL SOUTHEAST INC	5555 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860862	TOLL SOUTHEAST INC	5559 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860864	TOLL SOUTHEAST INC	5561 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860876	TOLL SOUTHEAST INC	5813 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860878	TOLL SOUTHEAST INC	5815 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860880	TOLL SOUTHEAST INC	5827 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860886	TOLL SOUTHEAST INC	5843 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860888	TOLL SOUTHEAST INC	5851 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860890	TOLL SOUTHEAST INC	5853 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860892	TOLL SOUTHEAST INC	5865 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860894	TOLL SOUTHEAST INC	5867 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860896	TOLL SOUTHEAST INC	5873 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860898	TOLL SOUTHEAST INC	5875 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860900	TOLL SOUTHEAST INC	5887 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860902	TOLL SOUTHEAST INC	5889 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860904	TOLL SOUTHEAST INC	5719 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860906	TOLL SOUTHEAST INC	5721 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860908	TOLL SOUTHEAST INC	5725 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860910	TOLL SOUTHEAST INC	5727 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860912	TOLL SOUTHEAST INC	5733 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 29 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860914	TOLL SOUTHEAST INC	5735 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 30 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860916	TOLL SOUTHEAST INC	5741 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 31 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860918	TOLL SOUTHEAST INC	5743 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 32 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860920	TOLL SOUTHEAST INC	5769 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 33 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860922	TOLL SOUTHEAST INC	5777 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 34 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860924	TOLL SOUTHEAST INC	5781 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 35 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860926	TOLL SOUTHEAST INC	5787 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 36 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860928	TOLL SOUTHEAST INC	5791 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 37 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860930	TOLL SOUTHEAST INC	5797 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 38 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860932	TOLL SOUTHEAST INC	5805 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 39 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860934	TOLL SOUTHEAST INC	5809 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 40 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860936	TOLL SOUTHEAST INC	5815 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 41 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860938	TOLL SOUTHEAST INC	5819 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 42 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860942	TOLL SOUTHEAST INC	5831 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 44 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860944	TOLL SOUTHEAST INC	5837 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 45 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860946	TOLL SOUTHEAST INC	5843 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 46 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860948	TOLL SOUTHEAST INC	5851 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 47 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860950	TOLL SOUTHEAST INC	5857 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 48 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860956	TOLL SOUTHEAST INC	5877 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 51 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860962	TOLL SOUTHEAST INC	5613 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860964	TOLL SOUTHEAST INC	5615 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860982	TOLL SOUTHEAST INC	5653 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860984	TOLL SOUTHEAST INC	5655 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860996	TOLL SOUTHEAST INC	5679 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541860998	TOLL SOUTHEAST INC	5681 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861000	TOLL SOUTHEAST INC	5685 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861002	TOLL SOUTHEAST INC	5687 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861004	TOLL SOUTHEAST INC	5689 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861006	TOLL SOUTHEAST INC	5691 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861008	TOLL SOUTHEAST INC	5890 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861010	TOLL SOUTHEAST INC	5888 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861012	TOLL SOUTHEAST INC	5876 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861014	TOLL SOUTHEAST INC	5874 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861016	TOLL SOUTHEAST INC	5868 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861018	TOLL SOUTHEAST INC	5866 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 29 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861020	TOLL SOUTHEAST INC	5854 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 30 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861022	TOLL SOUTHEAST INC	5852 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 31 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861024	TOLL SOUTHEAST INC	5842 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 32 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861028	TOLL SOUTHEAST INC	5828 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 34 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861030	TOLL SOUTHEAST INC	5826 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 35 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861036	TOLL SOUTHEAST INC	5808 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861038	TOLL SOUTHEAST INC	5814 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861040	TOLL SOUTHEAST INC	5818 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861042	TOLL SOUTHEAST INC	5824 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861044	TOLL SOUTHEAST INC	5830 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861046	TOLL SOUTHEAST INC	5836 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861048	TOLL SOUTHEAST INC	5842 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861050	TOLL SOUTHEAST INC	5850 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861052	TOLL SOUTHEAST INC	5856 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861054	TOLL SOUTHEAST INC	5860 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861056	TOLL SOUTHEAST INC	5866 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861058	TOLL SOUTHEAST INC	5874 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861060	TOLL SOUTHEAST INC	5878 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861062	TOLL SOUTHEAST INC	5882 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861064	TOLL SOUTHEAST INC	5888 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541860842	TRACEY M AND LISA M SORIANO	5758 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 71 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860556	TRAVIS MICHAEL AND MICHELLE SUSANNE PROHASKA	6331 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 78 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860270	TROY BARUCH GLOVER TRUSTEE ET AL	5922 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 27 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860052	TYLER D AND ERICA A MOORE	6370 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860530	TYLER K BLANDFORD AND TAYLOR L CRONCE	6245 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 65 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860312	TYLER MARIE AND JELANI SALIM MILLER	5466 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860656	TYNISHIA V AND JOSHUA L LAKEY	5936 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

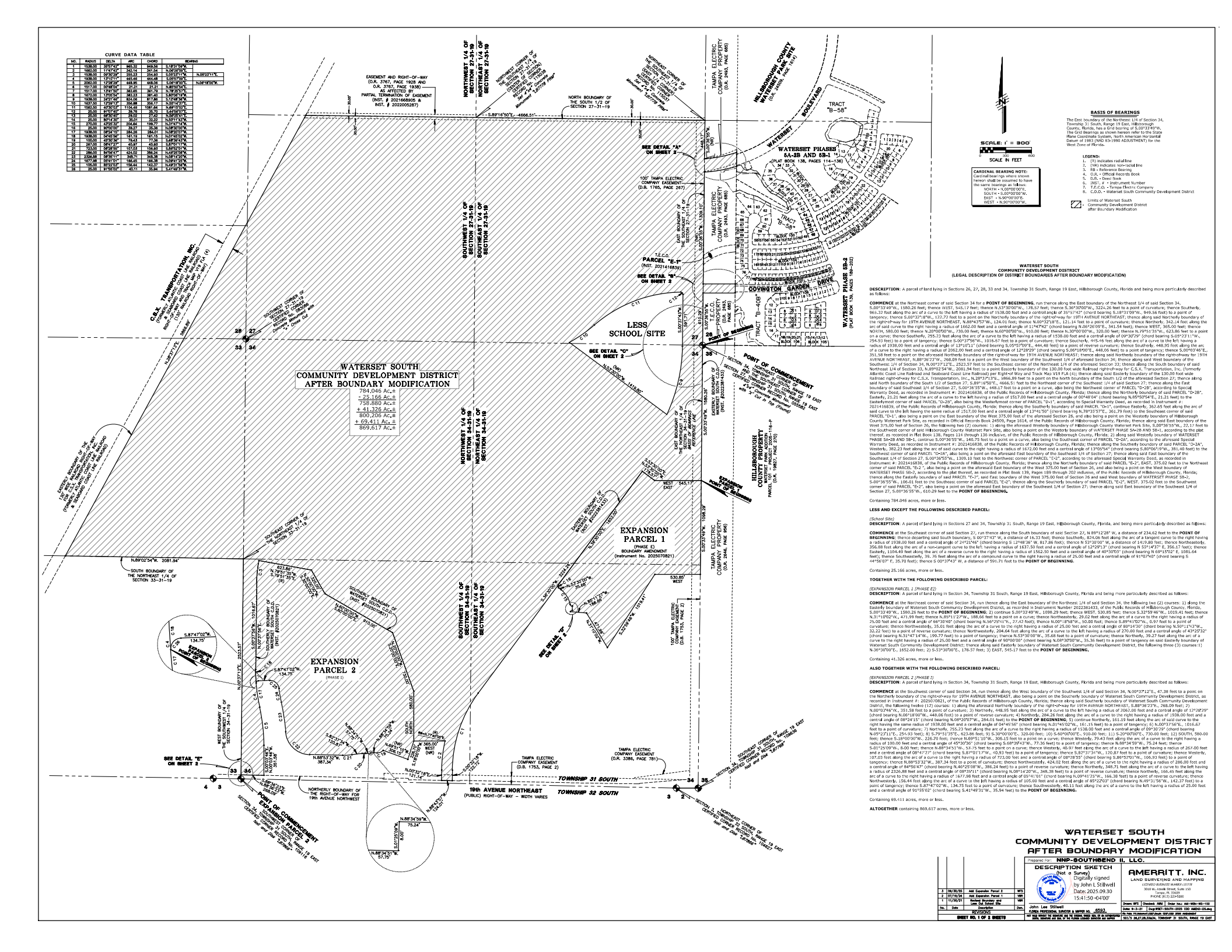
PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440346	VANESSA HUELVA MARIN AND JORGE PONCIANO SALGADO	6232 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 16	40 - Conventional	$69,670.82	$5,675.76
0542440586	VICTOR MANUEL TINOCO	5982 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
0541860120	VIRENDRA VITHALBHAI AND CHANDRIKA V PATEL	6249 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860190	WASHINGTON N LEON	5999 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0542440124	WEEKLEY HOMES LLC	5353 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 11	50 - Conventional	$87,088.53	$7,094.70
0542440136	WEEKLEY HOMES LLC	5321 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440212	WEEKLEY HOMES LLC	5335 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 51 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440214	WEEKLEY HOMES LLC	5331 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 52 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440216	WEEKLEY HOMES LLC	5329 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 53 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440224	WEEKLEY HOMES LLC	5313 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 57 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440226	WEEKLEY HOMES LLC	5309 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 58 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440388	WEEKLEY HOMES LLC	6191 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 17	50 - Conventional	$87,088.53	$7,094.70
0542440390	WEEKLEY HOMES LLC	6187 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440410	WEEKLEY HOMES LLC	6258 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440412	WEEKLEY HOMES LLC	6270 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440414	WEEKLEY HOMES LLC	6284 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440422	WEEKLEY HOMES LLC	5352 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440424	WEEKLEY HOMES LLC	5354 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440426	WEEKLEY HOMES LLC	5358 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440428	WEEKLEY HOMES LLC	6219 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 19	50 - Conventional	$87,088.53	$7,094.70
0542440448	WEEKLEY HOMES LLC	6270 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 20	50 - Conventional	$87,088.53	$7,094.70
0542440450	WEEKLEY HOMES LLC	6274 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 20	50 - Conventional	$87,088.53	$7,094.70
0542440452	WEEKLEY HOMES LLC	6280 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 20	50 - Conventional	$87,088.53	$7,094.70
0542440460	WEEKLEY HOMES LLC	6263 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440462	WEEKLEY HOMES LLC	6259 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440464	WEEKLEY HOMES LLC	6251 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440474	WEEKLEY HOMES LLC	6219 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440616	WEEKLEY HOMES LLC	5289 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440618	WEEKLEY HOMES LLC	0	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440620	WEEKLEY HOMES LLC	5283 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0541860454	WEEKLEY HOMES LLC	5979 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 27 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860494	WEEKLEY HOMES LLC	6126 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 47 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860566	WEEKLEY HOMES LLC	6179 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 83 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860592	WEEKLEY HOMES LLC	6123 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 96 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440240	WEEKLEY HOMES LLC	5346 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 12	60 - Conventional	$104,506.23	$8,513.64
0542440730	WEEKLEY HOMES LLC	5222 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440732	WEEKLEY HOMES LLC	5218 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440734	WEEKLEY HOMES LLC	5214 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440740	WEEKLEY HOMES LLC	5206 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440742	WEEKLEY HOMES LLC	5204 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440744	WEEKLEY HOMES LLC	5269 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440746	WEEKLEY HOMES LLC	5265 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440748	WEEKLEY HOMES LLC	5263 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440756	WEEKLEY HOMES LLC	5253 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440758	WEEKLEY HOMES LLC	5249 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440766	WEEKLEY HOMES LLC	5237 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440768	WEEKLEY HOMES LLC	5235 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440772	WEEKLEY HOMES LLC	5231 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440780	WEEKLEY HOMES LLC	5223 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440784	WEEKLEY HOMES LLC	5129 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440786	WEEKLEY HOMES LLC	5121 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440788	WEEKLEY HOMES LLC	5113 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440798	WEEKLEY HOMES LLC	5182 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440800	WEEKLEY HOMES LLC	5184 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440802	WEEKLEY HOMES LLC	5186 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440804	WEEKLEY HOMES LLC	5188 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440966	WEEKLEY HOMES LLC	5020 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440968	WEEKLEY HOMES LLC	5024 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440970	WEEKLEY HOMES LLC	5028 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440978	WEEKLEY HOMES LLC	5048 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440980	WEEKLEY HOMES LLC	5052 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440982	WEEKLEY HOMES LLC	5056 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440990	WEEKLEY HOMES LLC	5074 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440992	WEEKLEY HOMES LLC	5082 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 33 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440994	WEEKLEY HOMES LLC	5086 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 34 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440996	WEEKLEY HOMES LLC	5090 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 35 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440998	WEEKLEY HOMES LLC	5094 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 36 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441002	WEEKLEY HOMES LLC	5067 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441004	WEEKLEY HOMES LLC	5063 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441012	WEEKLEY HOMES LLC	5045 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441014	WEEKLEY HOMES LLC	5039 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441016	WEEKLEY HOMES LLC	5033 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441024	WEEKLEY HOMES LLC	5017 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441028	WEEKLEY HOMES LLC	5007 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441036	WEEKLEY HOMES LLC	5150 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441038	WEEKLEY HOMES LLC	5152 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441040	WEEKLEY HOMES LLC	5154 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441048	WEEKLEY HOMES LLC	5164 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441050	WEEKLEY HOMES LLC	5166 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441052	WEEKLEY HOMES LLC	5168 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441102	WEEKLEY HOMES LLC	5108 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441108	WEEKLEY HOMES LLC	5122 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441110	WEEKLEY HOMES LLC	5126 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860518	WILLIAM EARL AND LISA BARNES WILLIS	6273 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 59 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860694	WILLIAM JOSEPH CAMPBELL IV AND PAIGE BRENNAN	6040 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 27 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860062	WILLIAM K AND DEIRDRE WILLIAMS	6336 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440922	WILLIAM SPENCER AND KELLIE ANN EBELING	5124 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0541860692	WILLIAM SPENCER II AND TAYLOR BROOKE EBELING	6038 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 26 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860056	YARINES SOLER TORRES	6356 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860134	YOEL VILLAVICENCIO ROQUE ET AL	6259 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860632	YOVAURIS BAUTIST URENA ROMERO	6202 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0542440368	YSYW PROPERTIES LLC	6211 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860478	ZACHARY LOUIS AND MORGAN NANCE LYCETT	5917 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 39 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860662	ZEBADIAH KEITH LANIER	5948 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
					$170,835,000	**$13,917,135**

Note: The District contains approximately 869.617 acres. Please see legal description attached.


CURVE DATA TABLE
NO. | RADIUS | DELTA | ARC | CHORD | BEARING
1 | 1538.00 | 35°57'45" | 965.32 | 949.56 | S.18°31'09"W.
2 | 1662.00 | 11°47'42" | 342.14 | 341.54 | N.24°28'09"E.
3 | 1538.00 | 09°30'29" | 255.23 | 254.93 | S.05°23'11"W.
4 | 1538.00 | 13°10'11" | 440.46 | 439.18 | S.09°37'59"W.
5 | 2062.00 | 12°38'29" | 448.96 | 448.06 | S.08°18'50"W.
6 | 1517.00 | 00°48'04" | 21.21 | 21.21 | N.83°50'54"E.
7 | 1517.00 | 13°41'50" | 362.65 | 361.79 | N.79°30'13"E.
8 | 1672.00 | 13°05'54" | 382.33 | 381.40 | S.80°06'11"W.
9 | 1638.00 | 24°31'46" | 824.06 | 817.86 | S.12°48'34"W.
10 | 1637.50 | 17°29'13" | 354.88 | 354.17 | N.33°14'13"E.
11 | 1562.50 | 40°30'03" | 1104.49 | 1081.64 | N.49°15'03"E.
12 | 25.00 | 21°07'40" | 18.76 | 18.70 | S.41°16'21"E.
13 | 25.00 | 68°30'40" | 29.89 | 28.15 | N.56°31'41"E.
14 | 25.00 | 89°41'00" | 39.01 | 35.15 | N.50°11'43"W.
15 | 275.00 | 43°28'35" | 204.66 | 199.77 | S.13°47'42"W.
16 | 25.00 | 87°07'00" | 38.37 | 34.78 | N.09°33'05"W.
17 | 1938.00 | 09°24'15" | 284.96 | 284.71 | N.08°20'07"W.
18 | 1938.00 | 04°45'52" | 161.19 | 161.15 | N.01°45'52"W.
19 | 100.00 | 45°37'36" | 79.63 | 77.56 | S.48°36'43"W.
20 | 267.00 | 09°21'31" | 43.97 | 43.93 | S.80°06'11"W.
21 | 723.00 | 09°28'05" | 107.03 | 106.93 | S.89°52'01"W.
22 | 286.00 | 84°56'01" | 424.02 | 386.04 | N.45°25'08"W.
23 | 2326.88 | 08°36'11" | 348.71 | 348.38 | N.08°14'20"W.
24 | 1677.98 | 05°41'01" | 166.45 | 166.38 | N.09°41'25"W.
25 | 105.00 | 85°22'03" | 156.44 | 142.37 | N.49°31'56"W.
26 | 25.00 | 91°58'02" | 40.11 | 35.94 | S.41°46'31"W.
WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
AFTER BOUNDARY MODIFICATION
784.046 Ac.±
- 25.166 Ac.±
758.880 Ac.±
+ 41.326 Ac.±
800.206 Ac.±
+ 69.411 Ac.±
869.617 Ac.±
EXPANSION PARCEL 1
(PHASE E)
BOUNDARY AMENDMENT
(Instrument No. 2025070821)
EXPANSION PARCEL 2
(PHASE I)
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SEE DETAIL "A" ON SHEET 2
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Tab 3

RESOLUTION 2026-08

[MASTER DEBT ASSESSMENT LEVY RESOLUTION – 2026 BOUNDARY AMENDMENT PARCEL]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Waterset South Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on September 13, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-30 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan ("**Project**") as described in the *Master Report of District Engineer, Master Capital Improvement Plan*, dated August 2022; and

WHEREAS, as part of Resolution 2022-30, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Debt Assessments**") using the methodology set forth in that *Master Special Assessment Allocation Report*, dated August 9, 2022; and

WHEREAS, on January 13, 2026, and at the request of the District's Board of Supervisors, Hillsborough County adopted Ordinance No. 26-3, expanding the District's boundaries to include a "**Boundary Amendment Parcel;"** and

WHEREAS, in order to account for the Boundary Amendment Parcel as part of the Project, the District's Engineer has now prepared its *District Engineer's Report, Supplement to Master Capital Improvement Plan,* dated February 2026 and attached hereto as **Exhibit A** (together with the *Master Report of District Engineer, Master Capital Improvement Plan*, dated August 2022, and the District Engineer's Report Supplement to the Master Capital Improvement Plan, dated July 17, 2025, the "**Engineer's Report**"), and the District's Assessment Consultant has now prepared its *Second Amendment to Master Special Assessment Allocation Report,* dated February 12, 2026 and attached hereto as **Exhibit B** (together with the *Master Special Assessment Allocation Report*, dated August 9, 2022, and the First Amendment to the Master Special Assessment Allocation Report, dated July 17, 2025, the "**Assessment Report**"); and

WHEREAS, the District now desires to levy the Debt Assessments on the Boundary Amendment Parcel, which is part of the District's Project as set forth in **Exhibit A;** and

WHEREAS, the District's Board of Supervisors ("**Board**") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments on the Boundary Amendment Parcel, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, underground and street lighting electrical system, wastewater collection, water distribution system, reclaimed water distribution system, stormwater management, earthwork improvements, 19th Avenue improvements, landscape, hardscape, irrigation, recreational facilities, primary amenity center, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

b. On January 8, 2026, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2026-05 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the District's infrastructure improvements planned for the Project; and

c. The Project is described in the Declaring Resolution and Engineer's Report, and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**District Records Office**"); and

The Debt Assessment Process

d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying the Debt Assessments on specially benefited property within all of the District, including the Boundary Amendment Parcel (together, "**Assessment Area**"); and

e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and

f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and

g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and

h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements on the Boundary Amendment Parcel, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and

i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

j. On February 12, 2026, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

    i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer's Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and

    ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and

iii. The estimated costs of the Project are as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the Assessment Report, which results in the Debt Assessments set forth on the final assessment roll; and

v. The Project benefits all developable property within the Assessment Area; and

vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and

vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and

ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and

x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A** and **B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more different assessment areas within the Assessment Area.

b. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

c. ***Contributions.*** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.

d. ***Impact Fee Credits.*** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that

funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

a. ***Payment.*** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.

b. ***Prepayment.*** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the

District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

e. ***Re-amortization.*** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any)**,** or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be

limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Debt Assessments. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without

any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[CONTINUED ON FOLLOWING PAGE]

APPROVED AND ADOPTED THIS 12th DAY OF FEBRUARY, 2026.

ATTEST:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson / Vice Chairperson

Exhibit A: *District Engineer's Report, Supplement to Master Capital Improvement Plan,* dated February 2026

Exhibit B: *Second Amendment to Master Special Assessment Allocation Report,* dated February 12, 2026

HEIDT
DESIGN
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Waterset South
Community Development District
District Engineer's Report Supplement to the
Master Capital Improvement Plan
February 2026

Prepared for:

Waterset South
Community Development District
Hillsborough County, Florida

Prepared by:

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

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February 5, 2026

Board of Supervisors
Waterset South Community Development District
C/0 Rizzetta & Company
5020 West Linebaugh Ave, Suite 240
Tampa, FL 33624

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

Dear Board of Supervisors,

On January 13, 2026, the Hillsborough County Board of County Commission adopted Ordinance Number 26-3 which expanded the Waterset South Community Development District ("District") boundary to include 'Waterset Wolf Creek Phase I', an additional approximately 69.4 acres which includes 182 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.

A supplemental Engineer's Reports has been 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

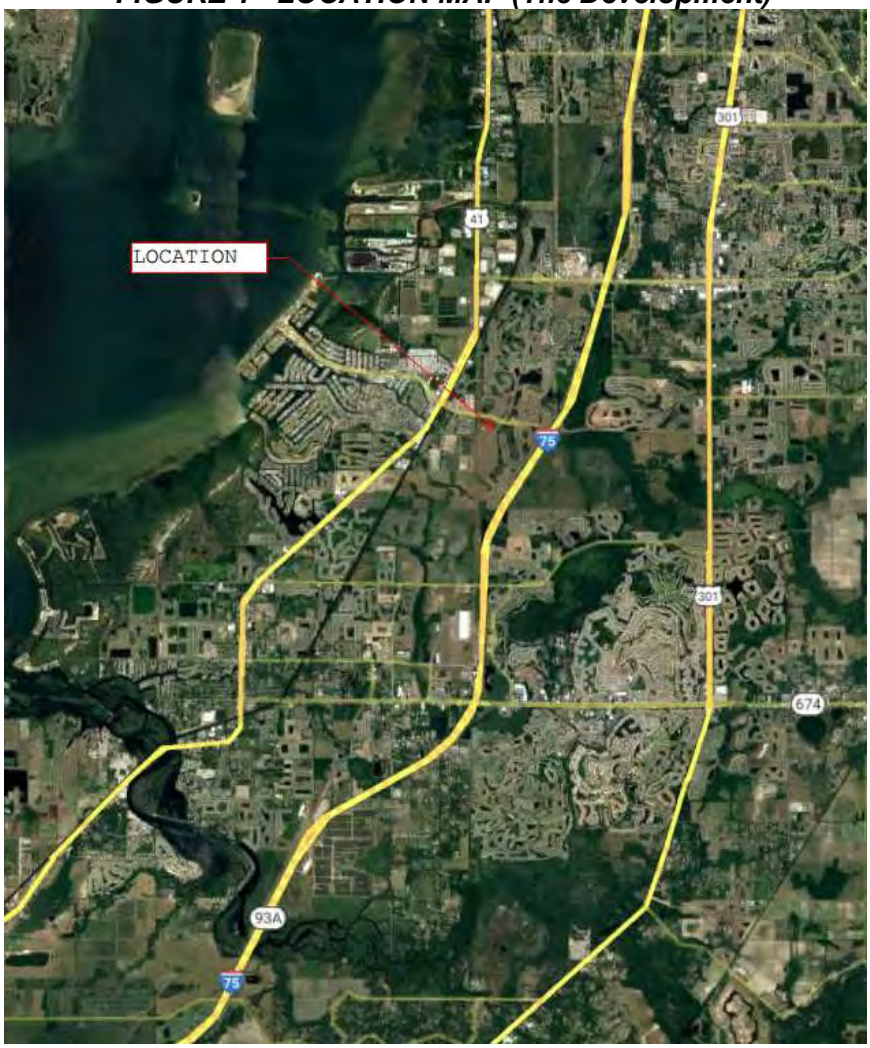
OVERVIEW

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)



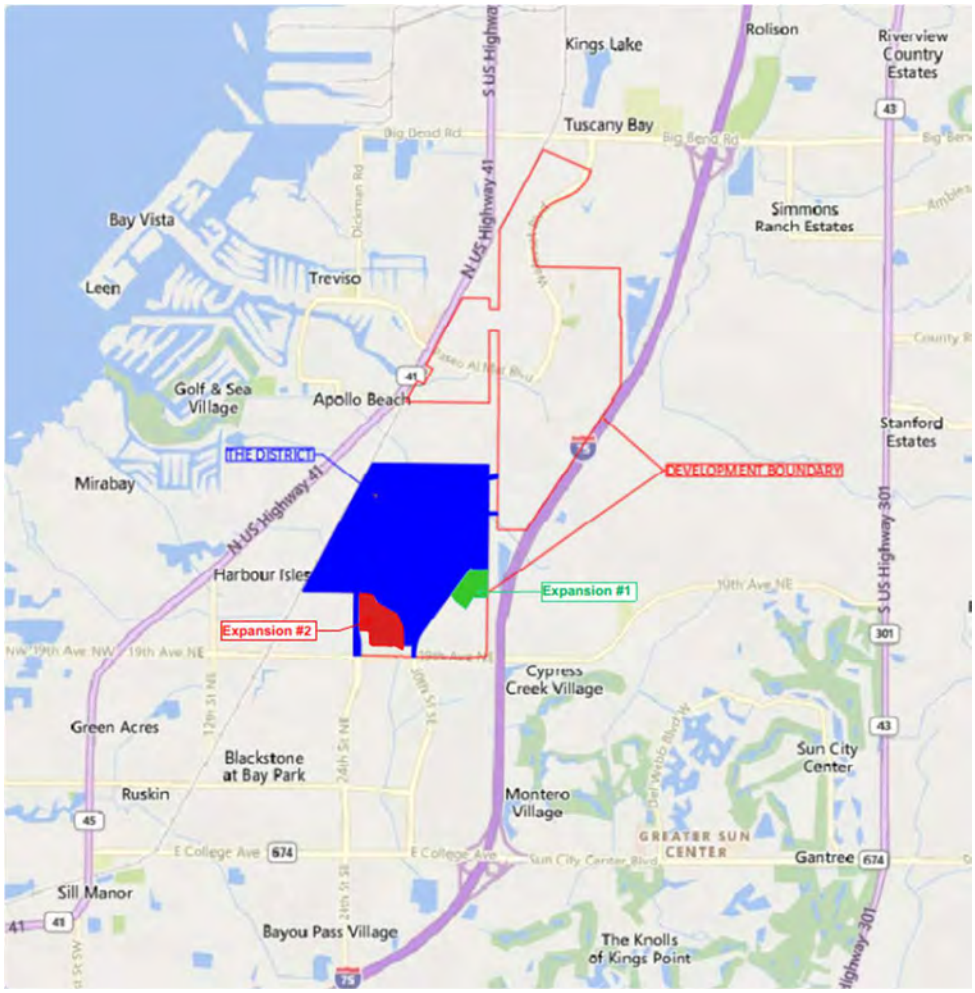
The District

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 758.88 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 41.33 acres.

Anticipated on January 13, 2026, by Ordinance No. 26-3, the District will expand to include Waterset Wolf Creek Phase I, approximately 69.41 acres. The District will then encompass approximately 869.62 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
Phase I	182
Total	2101

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	
I (Conventional)	40'	60	182
	50'	64	
	60'	30	
	70'	28	
Total			2101

* 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, H2, and I 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, & I	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, & I	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.

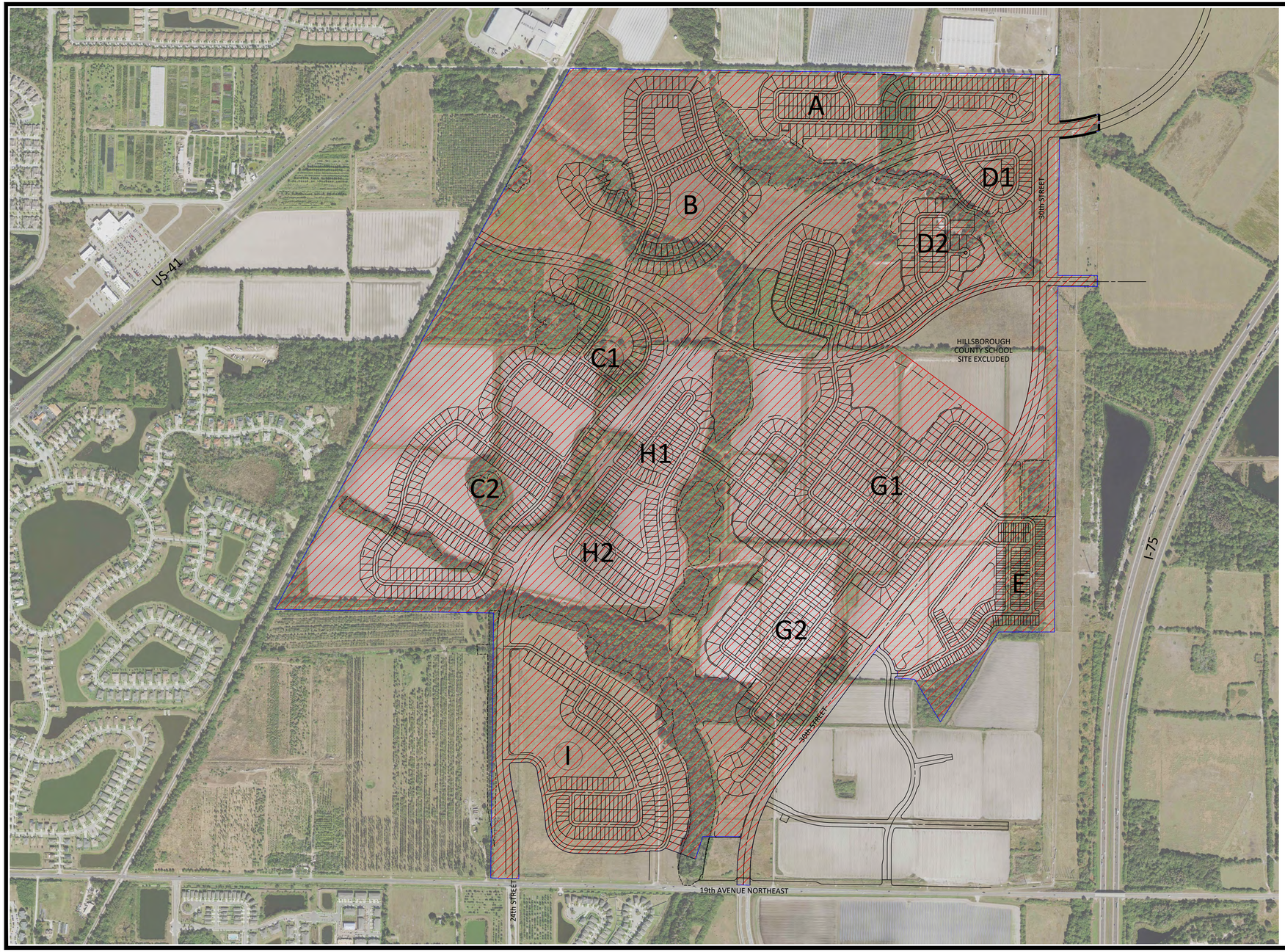
The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

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 - 869.68 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
Phase I	182
Total	2101

Waterset South CDD

Boundary Exhibit

Hillsborough County, FL

NEWLAND

DATE	DESCRIPTION	BY
11/24/25	PHASE I EXPANSION	CWS
07/17/25	PHASE E EXPANSION	M. BERG

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"

N

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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

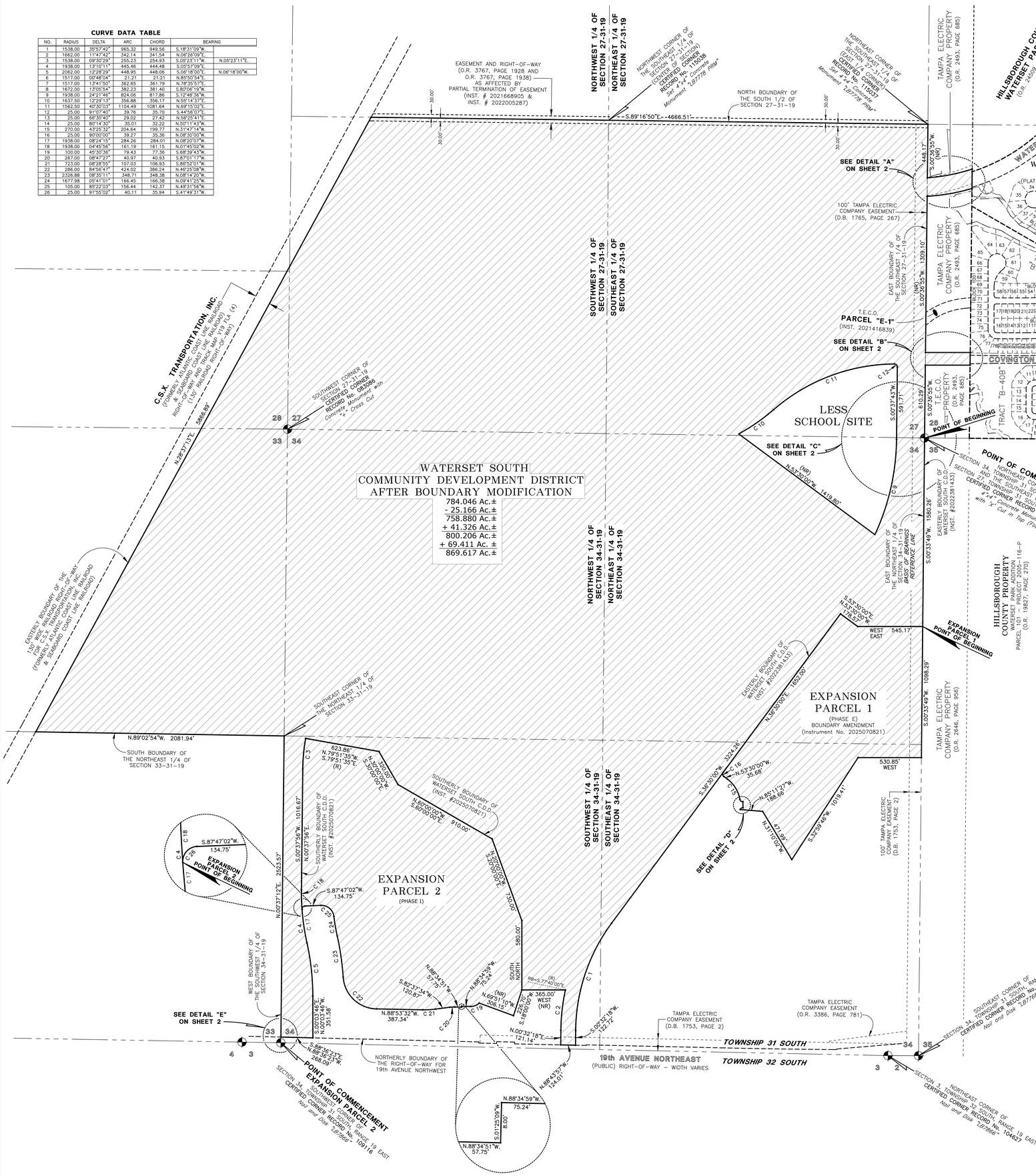
Phase	Issuing Agency	Type of Permit	Permit Number	Approval Date	Expiration Date
TECO Roadway Extensions	Hillsborough County	Preliminary Plat	Project ID # 5502	1/8/2021	6/22/2021
	Hillsborough County	Construction Plans	Project ID # 5502	7/2/2021	5/13/2023
	Hillsborough County	ROW Use	ROW29685S	7/2/2021	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
	SWFWMD	Environmental Resource Permit	43018888.08	5/25/2021	5/25/2026
Phase A and D1	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 Comr	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	ROW29910S	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	0125322-2140-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
Phase G	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
	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
	Hillsbrough County	Service Application Request	21-0115	10/29/2021	10/29/2023
	Hillsbrough County	Service Application Request	21-0114	10/29/2021	10/29/2023
	Florida Fish and Wildlife Conservation Comr	Gopher Tortoise	GTT-22-00395	2/28/2022	2/28/2023
	Florida Fish and Wildlife Conservation Comr	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
	Hillsbrough 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	Project ID # 5502	5/13/2025	5/13/2027
	SWFWMD	Environmental Resource Permit	43018888.125	9/12/2025	9/12/2030
	Florida Dept. of Environmental Prot.	Wastewater Permit	0401933-006-DWC	9/11/2025	9/11/2027
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2356-DSGP DEP	9/16/2025	9/16/2027
	Hillsbrough County	C-1 Service Application Request	23-0267	11/21/2024	11/21/2026
	Hillsbrough County	C-2 Service Application Request	23-0268	11/21/2024	11/21/2026
Phase H	Hillsborough County	Preliminary Plat	Project ID # 5502	5/6/2024	11/6/2024
	Hillsborough County	Preliminary Plat - 1st Revision	Project ID # 5502	7/11/2025	12/30/2025
	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	43018888.127	10/15/2025	10/15/2030
	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
	Hillsbrough County	H-2 Service Application Request	23-2042	12/15/2023	12/15/2025
Phase I	Hillsborough County	Preliminary Plat			
	Hillsborough County	Construction Plans			
	SWFWMD	Environmental Resource Permit			
	Florida Dept. of Environmental Prot.	Wastewater Permit			
	Florida Dept. of Health - HC	Potable Water Permit			
	Hillsbrough County	Service Application Request			
Waterset Blvd & Phase C-H-I Mass Grading	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 Comr	Migratory Bird Nest Removal	LSNR-25-00047	4/4/2025	4/4/2026

EXHIBIT D

WATERSET SOUTH CDD BOUNDARY METES AND BOUNDS DESCRIPTION

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING	
1	1538.00	35°57'42"	965.32	949.56	S.18°31'09"W.	
2	1662.00	11°47'42"	342.14	341.54	N.06°26'09"E.	
3	1538.00	09°30'29"	255.23	254.93	S.05°23'11"W.	N.05°23'11"E.
4	1938.00	13°10'11"	445.46	444.48	S.00°57'09"E.	
5	2062.00	12°28'29"	448.95	448.06	S.06°18'00"E.	N.06°18'00"W.
6	1517.00	00°48'04"	21.21	21.21	N.85°50'54"E.	
7	1517.00	13°41'50"	362.65	361.79	N.78°35'57"E.	
8	1672.00	13°05'54"	382.23	381.40	S.80°06'19"W.	
9	1938.00	24°21'46"	824.06	817.86	S.12°48'36"W.	
10	1637.50	12°29'13"	356.88	356.17	N.55°14'37"E.	
11	1562.50	40°30'03"	1104.49	1081.64	N.69°15'02"E.	
12	25.00	91°07'40"	39.76	35.70	S.44°56'07"E.	
13	25.00	66°30'40"	29.02	27.42	N.56°25'41"E.	
14	25.00	80°14'30"	35.01	32.22	N.50°11'43"W.	
15	270.00	43°25'32"	204.64	199.77	N.31°47'14"W.	
16	25.00	90°00'00"	39.27	35.36	N.08°30'00"W.	
17	1938.00	08°24'15"	284.26	284.01	N.08°20'07"W.	
18	1938.00	04°45'56"	161.19	161.15	N.01°45'02"W.	
19	100.00	45°30'36"	79.43	77.36	S.68°39'43"W.	
20	267.00	08°47'27"	40.97	40.93	S.87°01'17"W.	
21	723.00	08°28'55"	107.03	106.93	S.86°52'01"W.	
22	286.00	84°56'47"	424.02	386.24	N.46°25'08"W.	
23	2326.88	08°35'11"	348.71	348.38	N.08°14'20"W.	
24	1677.98	05°41'01"	166.45	166.38	N.09°41'25"W.	
25	105.00	85°22'03"	156.44	142.37	N.49°31'56"W.	
26	25.00	91°50'02"	40.11	35.94	S.41°49'31"W.	



CARDINAL BEARING NOTE:
Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - S.90°00'00"W.

BASIS OF BEARINGS

The East boundary of the Northeast 1/4 of Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.00°33'49"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:
1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. D.B. - Deed Book
6. INST. # - Instrument Number
7. T.E.C.O. - Tampa Electric Company
8. C.D.D. - Waterset South Community Development District

Limits of Waterset South Community Development District after Boundary Modification

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", 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.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL 2 (PHASE I)
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 Southwest corner of said Section 34, run thence along the West boundary of the Southwest 1/4 of said Section 34, N.00°37'12"E., 47.38 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, also being a point on the Southerly boundary of Waterset South Community Development District, as recorded in Instrument #: 2025070821, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of Waterset South Community Development District, the following twelve (12) courses: 1) along the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, S.88°36'23"E., 268.09 feet; 2) N.00°03'46"W., 351.58 feet to a point of curvature; 3) Northerly, 448.95 feet along the arc of a curve to the left having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing N.06°18'00"W., 448.06 feet) to a point of reverse curvature; 4) Northerly, 284.26 feet along the arc of a curve to the right having a radius of 1938.00 feet and a central angle of 08°24'15" (chord bearing N.08°20'07"W., 284.01 feet) to the **POINT OF BEGINNING**; 5) continue Northerly, 161.19 feet along the arc of said curve to the right having the same radius of 1938.00 feet and a central angle of 04°45'56" (chord bearing N.01°45'02"W., 161.15 feet) to a point of tangency; 6) N.00°37'56"E., 1016.67 feet to a point of curvature; 7) Northerly, 255.23 feet along the arc of a curve to the right having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing N.05°23'11"E., 254.93 feet); 8) S.79°51'35"E., 623.86 feet; 9) S.30°00'00"E., 320.00 feet; 10) S.60°00'00"E., 910.00 feet; 11) S.20°00'00"E., 730.00 feet; 12) SOUTH, 580.00 feet; thence S.18°00'00"W., 226.70 feet; thence N.69°51'10"W., 306.15 feet to a point on a curve; thence Westerly, 79.43 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 45°30'36" (chord bearing S.68°39'43"W., 77.36 feet) to a point of tangency; thence N.88°34'59"W., 75.24 feet; thence S.01°25'09"W., 8.00 feet; thence N.88°34'51"W., 57.75 feet to a point on a curve; thence Westerly, 40.97 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 08°47'27" (chord bearing S.87°01'17"W., 40.93 feet) to a point of tangency; thence S.82°37'34"W., 120.87 feet to a point of curvature; thence Westerly, 107.03 feet along the arc of a curve to the right having a radius of 723.00 feet and a central angle of 08°28'55" (chord bearing S.86°52'01"W., 106.93 feet) to a point of tangency; thence N.88°53'32"W., 387.34 feet to a point of curvature; thence Northwesterly, 424.02 feet along the arc of a curve to the right having a radius of 286.00 feet and a central angle of 84°56'47" (chord bearing N.46°25'08"W., 386.24 feet) to a point of reverse curvature; thence Northerly, 348.71 feet along the arc of a curve to the left having a radius of 2326.88 feet and a central angle of 08°35'11" (chord bearing N.08°14'20"W., 348.38 feet) to a point of reverse curvature; thence Northerly, 166.45 feet along the arc of a curve to the right having a radius of 1677.98 feet and a central angle of 05°41'01" (chord bearing N.09°41'25"W., 166.38 feet) to a point of reverse curvature; thence Northwesterly, 156.44 feet along the arc of a curve to the left having a radius of 105.00 feet and a central angle of 85°22'03" (chord bearing N.49°31'56"W., 142.37 feet) to a point of tangency; thence S.87°47'02"W., 134.75 feet to a point of curvature; thence Southwesterly, 40.11 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°55'02" (chord bearing S.41°49'31"W., 35.94 feet) to the **POINT OF BEGINNING.**

Containing 69.411 acres, more or less.

ALTOGETHER containing 869.617 acres, more or less.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION

784.046 Ac.±			
- 25.166 Ac.±			
758.880 Ac.±			
+ 41.326 Ac.±			
800.206 Ac.±			
+ 69.411 Ac.±			
869.617 Ac.±			

No.	Date	Description	Dwn.
3	09/30/25	Add Expansion Parcel 2	WFS
2	07/19/24	Add Expansion Parcel 1	VBR
1	11/30/21	Revised Boundary and Less Out School Site	VBR

REVISIONS

SHEET NO. 1 OF 2 SHEETS

Prepared For: **NNP-SOUTHBEND II, LLC.**

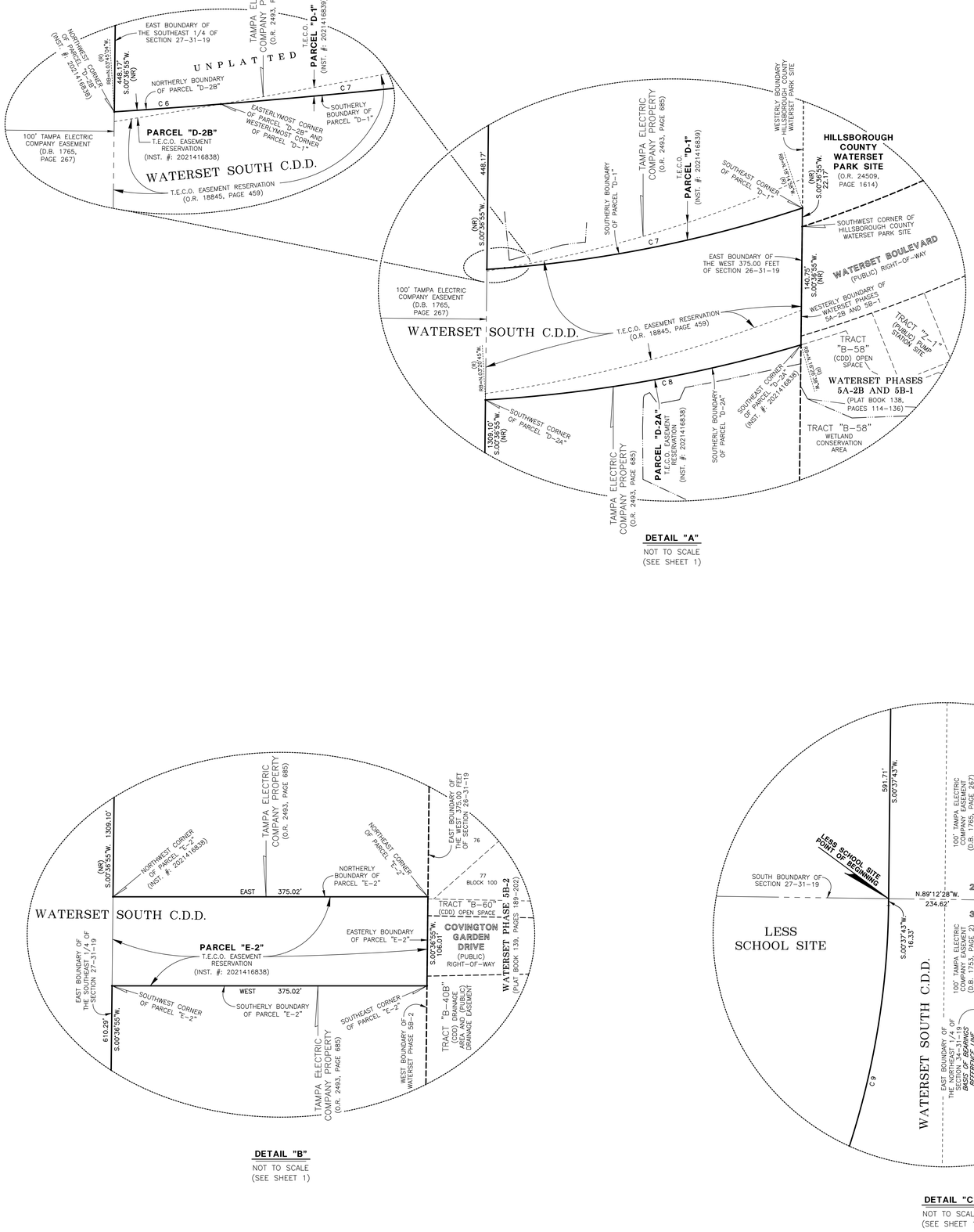
DESCRIPTION SKETCH
(Not a Survey)

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

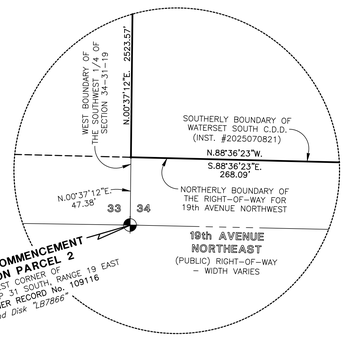
John Lee Stillwell
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6593

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: WFS | Checked: AWM | Order No.: AM-WSN-WS-152
Date: 9-3-21 | Dwg: WSCT--SOUTH--2025 CDD AMEND--DS.dwg
File Path: P:\Waterset\CDD\South CDD\CDD 2025 AMENDMENT
SEC.'S 26,27,28,33&34, TOWNSHIP 31 SOUTH, RANGE 19 EAST



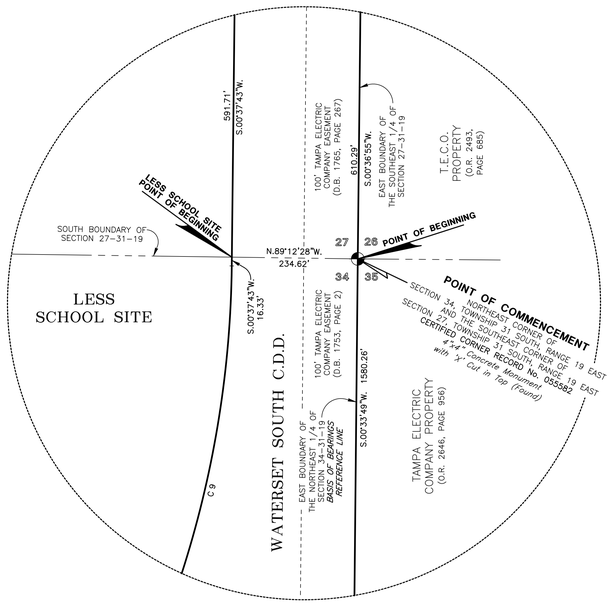
DETAIL "A"
NOT TO SCALE
(SEE SHEET 1)



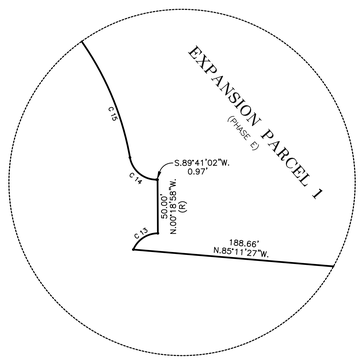
DETAIL "E"
NOT TO SCALE
(SEE SHEET 1)

NOTE:
SEE SHEET 1 OF 2 SHEETS FOR:
1) LEGAL DESCRIPTION
2) CURVE DATA TABLE
3) BASIS OF BEARINGS NOTE
4) CARDINAL BEARING NOTE
5) LEGEND

DETAIL "B"
NOT TO SCALE
(SEE SHEET 1)



DETAIL "C"
NOT TO SCALE
(SEE SHEET 1)



DETAIL "D"
NOT TO SCALE
(SEE SHEET 1)

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION

Prepared For: NNP-SOUTHBEND II, LLC.

DESCRIPTION SKETCH
(Not a Survey)

No.	Date	Description	Dwn.
3	09/30/25	Add Expansion Parcel 2	WFS
2	07/19/24	Add Expansion Parcel 1	VBR
1	11/30/21	Revised Boundary and Less Out School Site	VBR

REVISIONS

SHEET NO. 2 OF 2 SHEETS

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

John Lee Stillwell
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6593

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
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Drawn: WFS | Checked: AWM | Order No.: AMI-WSN-WS-152
Date: 9-3-21 | Dwg: WSET-SOUTH-2025 CDD AMEND-DS.dwg
File Path: P:\Waterset\CDD\South CDD\CDD 2025 AMENDMENT
SEC.'S 26,27,28,33&34, TOWNSHIP 31 SOUTH, RANGE 19 EAST

Rizzetta & Company

Waterset South
Community Development District

Second Amendment to Master Special Assessment Allocation Report

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

February 12, 2026

TABLE OF CONTENTS

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

INDEX OF TABLES

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

I. INTRODUCTION

This Second Amendment to Master Special Assessment Allocation Report (the "Second Amendment") is being presented to revise the Waterset South Community Development District ("District") existing First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025 (the "First Amendment"), in order to include certain property recently added to the District's boundaries to the scope of the First Amendment.

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 February 2026 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. In January 2026, the District's boundaries were further expanded by approximately 69.411 acres pursuant to Hillsborough County ordinance number 26-3 to include "Phase I" of the District.

The District now encompasses approximately 869.617 acres of land located entirely within Hillsborough County, Florida and is currently planned for 2,101 single family residential units. This methodology will describe the allocation of the District's revised maximum special assessment lien.

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

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.

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.

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 sub-divided 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 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.

EXHIBIT A:

MAXIMUM ALLOCATION METHODOLOGY

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND 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	PHASE I	TOTAL
CONVENTIONAL												
Townhome 20'	20'	0.40	0	0	0	132	0	0	0	0	0	132
Townhome 24'	24'	0.48	0	0	0	72	0	0	0	0	0	72
Cluster Detached 31.25'	31.25'	0.63	0	0	0	76	0	0	0	0	0	76
Single Family 40'	40'	0.80	50	58	28	0	128	0	55	16	60	395
Single Family 50'	50'	1.00	59	0	46	0	77	167	9	68	64	490
Single Family 60'	60'	1.20	25	0	50	0	51	86	7	7	30	256
Single Family 70'	70'	1.40	0	0	24	0	2	50	0	24	28	128
TOTAL:			**134**	**58**	**148**	**280**	**258**	**303**	**71**	**115**	**182**	**1,549**

	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**

Rizzetta & Company
Professionals in Community Management

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

TABLE 2: TOTAL CIP COST DETAIL

DESCRIPTION OF IMPROVEMENTS	TOTAL	
Clearing & Earthwork	$26,751,352.00	
Roadway / Curb & Gutter	$16,853,285.00	(1)
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	(2)
Professional Services	$16,968,525.00	
Contingency (6.57%)	$8,796,295.18	
Total CIP Costs	**$131,625,212.18**	

(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.

Rizzetta & Company
Professionals in Community Management

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

TABLE 3: PRIMARY AMENITY COST/BENEFIT ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	TOTAL EAU	PRIMARY AMENITY COSTS [1]	PER UNIT COSTS
CONVENTIONAL					
Townhome 20'	0.40	132	52.80	$184,969.80	$1,401.29
Townhome 24'	0.48	72	34.56	$121,071.14	$1,681.54
Cluster Detached 31.25'	0.63	76	47.50	$166,402.76	$2,189.51
Single Family 40'	0.80	395	316.00	$1,107,016.24	$2,802.57
Single Family 50'	1.00	490	490.00	$1,716,575.82	$3,503.22
Single Family 60'	1.20	256	307.20	$1,076,187.94	$4,203.86
Single Family 70'	1.40	128	179.20	$627,776.30	$4,904.50
		1,549	**1,427.26**	**$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 [1]	PER UNIT COSTS
CONVENTIONAL					
Townhome 20'	0.40	132	52.80	$3,357,915.48	$25,438.75
Townhome 24'	0.48	72	34.56	$2,197,908.32	$30,526.50
Cluster Detached 31.25'	0.63	76	47.50	$3,020,852.00	$39,748.05
Single Family 40'	0.80	395	316.00	$20,096,615.40	$50,877.51
Single Family 50'	1.00	490	490.00	$31,162,473.24	$63,596.88
Single Family 60'	1.20	256	307.20	$19,536,962.81	$76,316.26
Single Family 70'	1.40	128	179.20	$11,396,561.64	$89,035.64
AGE QUALIFIED					
Duplex/Paired Villa	0.72	100	72.00	$4,578,975.66	$45,789.76
Single Family 50'	1.00	253	253.00	$16,090,011.69	$63,596.88
Single Family 60'	1.20	199	238.80	$15,186,935.94	$76,316.26
		2,101	**1,991.06**	**$126,625,212.18**	

[1] Total costs shown for illustrative purposes and are not fixed per product type.

Rizzetta & Company
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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 5: AGGREGATE CIP COST/BENEFIT ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	AGGREGATE ALLOCATION %	AGGREGATE CIP COSTS	(1)	PER UNIT COSTS
CONVENTIONAL						
Townhome 20'	0.40	132	2.69%	$3,542,885.29		$26,840.04
Townhome 24'	0.48	72	1.76%	$2,318,979.46		$32,208.05
Cluster Detached 31.25'	0.63	76	2.42%	$3,187,254.76		$41,937.56
Single Family 40'	0.80	395	16.11%	$21,203,631.64		$53,680.08
Single Family 50'	1.00	490	24.98%	$32,879,049.06		$67,100.10
Single Family 60'	1.20	256	15.66%	$20,613,150.76		$80,520.12
Single Family 70'	1.40	128	9.14%	$12,024,337.94		$93,940.14
AGE QUALIFIED						
Duplex/Paired Villa	0.72	100	3.48%	$4,578,975.66		$45,789.76
Single Family 50'	1.00	253	12.22%	$16,090,011.69		$63,596.88
Single Family 60'	1.20	199	11.54%	$15,186,935.94		$76,316.26
		2,101	**100%**	**$131,625,212.18**		

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

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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND 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.

Rizzetta & Company
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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SECOND 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.
CONVENTIONAL						
Townhome 20'	132	0.40	$4,598,274	$34,835	$374,600	$2,838
Townhome 24'	72	0.48	$3,009,779	$41,802	$245,193	$3,405
Cluster Detached 31.25'	76	0.63	$4,136,705	$54,430	$336,998	$4,434
Single Family 40'	395	0.80	$27,519,974	$69,671	$2,241,925	$5,676
Single Family 50'	490	1.00	$42,673,377	$87,089	$3,476,402	$7,095
Single Family 60'	256	1.20	$26,753,595	$104,506	$2,179,491	$8,514
Single Family 70'	128	1.40	$15,606,264	$121,924	$1,271,370	$9,933
AGE QUALIFIED						
Duplex/Paired Villa	100	0.72	$5,943,005	$59,430	$484,149	$4,841
Single Family 50'	253	1.00	$20,883,060	$82,542	$1,701,246	$6,724
Single Family 60'	199	1.20	$19,710,967	$99,050	$1,605,761	$8,069
TOTAL	**2,101**		**$170,835,000**		**$13,917,135**	

(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.

Rizzetta & Company
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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
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	40 - Conventional	$69,670.82	$5,675.76
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	50 - Conventional	$87,088.53	$7,094.70
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	60 - Conventional	$104,506.23	$8,513.64
0541860214	AARON KEITH AND KERRY LOUISE FIELDS	5923 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860354	ADAM AND JAERU KUI BEZNICKI	5556 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 38 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860384	ADAM DOUGLAS BENTON	5495 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860174	AJLA FATKIC AND SCOTT PATRICK BONERIGO	6069 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860100	ALAINA MICHELLE BAXTER	6168 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 45 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860322	ALAN SCOT MOORE AND TERESA HILARIO	5490 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860410	ALEX PATON SCHMIDT AND SAMAHER BAIDIS	6075 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860508	ALEXANDER BURGAZZOLI AND MORGAN B REED	6158 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 54 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440548	ALFONSO COLUMBUS THRONTON JR ET AL	6281 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0542440344	AMY LIU	6228 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 16	40 - Conventional	$69,670.82	$5,675.76
0541860630	ANDREW JOSEPH MOUNTS ET AL	6206 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860688	ANIL PACHHAI AND MANSHA THAPA	6030 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 24 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860142	ANNA L DENSMORE	6227 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860228	ANNA MARIE AND DARIEN CORNELL GREGORY	6066 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860590	ANTHONY DOMINICK AND MICHELE DONOFRIO	6127 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 95 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440290	ANTHONY E MCKEAN	6092 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 37 BLOCK 14	40 - Conventional	$69,670.82	$5,675.76
0541860554	ANTHONY J AND LORNA S MAZZA / LIFE ESTATE	6351 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 77 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860544	ANTHONY J ARCORIA	6215 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 72 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860362	ANTHONY JOSEPH MAKHOUL	5576 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 42 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860306	ANTHONY JR AND LENSEE LOUISE NELSON	5458 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860438	ANTHONY M AND JACQUELINE A VAN SLYKE	6017 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$121,923.94	$9,932.58
0541860366	ANTHONY MICHAEL MAURI	5586 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 44 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860536	ANTHONY ROBERT AND EMILY KAY WEBB	6233 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 68 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860234	ANTHONY WILLIAM AND SKYLER GRAY JACKLE	6052 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860266	ANTONIO HENRIQUE BRIEVA ET AL	5932 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860618	ARIEL STARR RIES /TRUSTEE	6252 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0542440484	ARTEM DIUZHIKOV AND ANDREY SAMSONOV	6258 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860040	ASHA M AND JAY B PATEL	6396 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440572	AUGUST AND LISETTER MASTROPOLE ET AL	5957 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0541860242	AUSTIN ANTHONY AND RACHEL ELIZABETH SPADACCINI	6032 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860650	AUSTIN REID AND SAVANNAH JANE WILSON	5924 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860338	BASIL ANTHONY SWABY	5524 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 30 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860414	BERTILIO S RENDON AND ANDREA CONTRERAS	6065 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860160	BRADLEY A AND MELISSA S DICKERSON	6135 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860274	BRANDI M S HARVEY	5912 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860356	BRANDIE MARIE SMITH	5560 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 39 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860532	BRANDON MICHAEL AND MOLLY JANE WRIGHT	6241 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 66 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0542441232	BRATISHA LAVONNE GOVERNOR	5124 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 32	70 - Conventional	$121,923.94	$9,932.58
0541860372	BRENNA LYNN AKKERMAN AND JEFFREY LEE AKKERMAN	5545 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860210	BRENNAN DANIEL AND ASHA THERESA COX	5937 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0542440174	BRENT STEVEN AND HEATHER LYNNE MAHAFFEY	6188 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 32 BLOCK 11	60 - Conventional	$104,506.23	$8,513.64
0542440882	BRETT ALLEN ELLIOTT AND AMANDA JANE HARDING	5234 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 27	70 - Conventional	$121,923.94	$9,932.58
0542440278	RIAN 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	$69,670.82	$5,675.76
0541860130	BRIAN LLOYD AND SAMANTHA DEAN BRILMYER	6279 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860390	BRIANNA REEVES AND DENIMAX DAVID RAMOS	5471 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440584	BRITTANY THERESA ROBINSON	5988 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860230	BRYAN EZEQUIEL HEREDIA	6062 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860088	BRYANT CHRISTOPHER SR AND BONNIE LYNETTE SIMMONS	6242 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 39 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860192	C KEN JR AND ANNALEE CARTER	5995 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
0541860606	CARDEL FL HOMES LLC	6276 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860624	CARDEL FL HOMES LLC	6218 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860636	CARDEL FL HOMES LLC	6194 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440218	CARDEL FL HOMES LLC	5325 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 54 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440220	CARDEL FL HOMES LLC	5321 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 55 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440222	CARDEL FL HOMES LLC	5317 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 56 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440416	CARDEL FL HOMES LLC	5342 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440418	CARDEL FL HOMES LLC	5346 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440420	CARDEL FL HOMES LLC	5350 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440610	CARDEL FL HOMES LLC	5295 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440614	CARDEL FL HOMES LLC	5291 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440622	CARDEL FL HOMES LLC	5279 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440624	CARDEL FL HOMES LLC	5277 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440626	CARDEL FL HOMES LLC	5273 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440724	CARDEL FL HOMES LLC	5228 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440726	CARDEL FL HOMES LLC	5226 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440728	CARDEL FL HOMES LLC	5224 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440736	CARDEL FL HOMES LLC	5212 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440738	CARDEL FL HOMES LLC	5210 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440750	CARDEL FL HOMES LLC	5259 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440752	CARDEL FL HOMES LLC	5257 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440754	CARDEL FL HOMES LLC	5255 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440760	CARDEL FL HOMES LLC	5245 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440762	CARDEL FL HOMES LLC	5243 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440764	CARDEL FL HOMES LLC	5239 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440770	CARDEL FL HOMES LLC	5233 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440774	CARDEL FL HOMES LLC	5229 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440776	CARDEL FL HOMES LLC	5227 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440778	CARDEL FL HOMES LLC	5225 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440806	CARDEL FL HOMES LLC	5190 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440808	CARDEL FL HOMES LLC	5192 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440810	CARDEL FL HOMES LLC	5194 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440812	CARDEL FL HOMES LLC	5196 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440960	CARDEL FL HOMES LLC	5006 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440962	CARDEL FL HOMES LLC	5010 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440964	CARDEL FL HOMES LLC	5016 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440972	CARDEL FL HOMES LLC	5032 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440974	CARDEL FL HOMES LLC	5038 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440976	CARDEL FL HOMES LLC	5044 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440984	CARDEL FL HOMES LLC	5062 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440986	CARDEL FL HOMES LLC	5066 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
0542440988	CARDEL FL HOMES LLC	5070 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 28	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542441018	CARDEL FL HOMES LLC	5029 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441020	CARDEL FL HOMES LLC	5025 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441022	CARDEL FL HOMES LLC	5021 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441030	CARDEL FL HOMES LLC	5142 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441032	CARDEL FL HOMES LLC	5146 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441034	CARDEL FL HOMES LLC	5148 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441042	CARDEL FL HOMES LLC	5156 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441044	CARDEL FL HOMES LLC	5158 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441046	CARDEL FL HOMES LLC	5162 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441054	CARDEL FL HOMES LLC	5170 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441056	CARDEL FL HOMES LLC	5172 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441058	CARDEL FL HOMES LLC	5174 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542440496	CARLA ANN DIXON	6280 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860386	CARLOS ALBERTO LOPEZ CORCHADO ET AL	5481 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860406	CARMEN R SERJE	6085 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860042	CAROLYN E WATKINS/TRUSTEE	6394 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860158	CARTAZ LEON ROBERTS	6147 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860604	CASRINE DUSHANNA VARCIANNA	6280 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860506	CECIL VAN ERIC AND JOHANNA MARGARITA BROWN	6154 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 53 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860074	CELINA AND SYLVIA C BATOR	6290 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 32 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860184	CESAR A CASTANEDAAND ASTRID M MALGON	6027 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860602	CHARLES A II AND SHARON P HARBUCK	6282 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860432	CHARLES D AND KRISTA K NELSON	6027 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860654	CHARLIE AND TATIANA PEREIRA	5932 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860658	CHASE AND ALSTON HUNTER	5940 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860408	CHERYL A JACKSON	6081 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860044	CHERYL AND ROBERT STEIN	6392 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860364	CHERYL ANNE MCDOWELL	5582 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 43 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860610	CHRISTINE BUI AND HUY NGUYEN	6268 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860032	CHRISTOPHER A AND TRACI M CABILLO	6389 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860450	CLAIRE LINDLEY	5991 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 25 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860528	CLAUDE THOMAS II AND MARGARITA THERESA ADAMS	6249 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 64 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860672	CLAUDIA ARGUELLO	6006 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860646	CLINT ANTHONY PEREIRA AND CAREN CARVALHO	5918 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0542440488	COLTON JAMES ROZANSKE	6266 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860086	COREY T AND ALISA M HUDSON	6248 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 38 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860304	CORY ELIZABETH AND JOHN HUDSON SPARKES	5456 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440166	CRAIG ALAN KELLNER	6166 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 28 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860492	CRAIG MICHAEL AND CIRIA LORENA HOWE	6118 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 46 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860156	CRYSTAL LENA HICKS MAY	6159 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860464	CYRIAC PADICKAPARAMBIL UTHUPPAN / ET AL	5959 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 32 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860446	DALLAS C AND HOLLIE A GABEL	6001 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 23 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860314	DANICA MARY MCNEAL	5472 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860644	DANIEL JAY COBB	5914 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860570	DANIEL ROBERT AND DONYA JO HOUSINGER	6171 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 85 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860326	DARIUS WENDELL BROWN	5496 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860516	DARREN L AND LAUREN E ROWLAND	6281 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 58 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$69,670.82	$5,675.76
0541860558	DARYL ANDRAE AND ROBIN LYNNETTE JONES	6311 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 79 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860840	DAVID ALAN AND VICTORIA JEAN SORENSEN /TRUSTEES	5750 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 70 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860288	DAVID BRADLEY AND CYNTHIA LYNN DUKE	5424 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440566	DAVID FERGUSON	5937 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860140	DAVID LARRY AND JACQUELYN DENISE JONES	6237 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860126	DAVID NEAL ARBOR AND BONNIE MARIE SCHICKLER	6267 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860188	DAVID NIGEL AND CHRISTINE KATHERINE WILLIAMS	6011 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860162	DAVID R AND BRITTNEY A BROOKS	6123 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860340	DAVIELLE ALEXANDRA MORALES ET AL	5528 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 31 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860622	DEBORAH R AND GERALD R MARTIN	6222 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860114	DEEVINA AND JEFSON SIMEUS	6226 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860200	DELFRONCE SEBASTIAN AND SAMANTHA MARIE SIMMONS	5973 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860468	DENIS AND MERIMA DANAN	5947 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 34 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860096	DENISE SUSAN AND JAMES TRISTAN KENT	6188 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 43 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860128	DENNRIK G ABRAHAN AND ROBIN SCHICKLER TRUSTEES	6273 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440638	DEREK GLEN AND APRIL MICHELLE ROSA	6148 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0541860154	DEVVON J AND GINA M OCHOA	6169 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860678	DOMINIC MICHAEL LOMBARDO AND LEAH MARIE BONUGLI	6018 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860264	DONALD JAMES HILL	5936 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860628	DOROTHY DIANE DAVIS	6210 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860320	DOUGLAS EDWARD AND DEBORAH LYNN WEATHERLY	5486 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860416	DUSTIN P AND APRIL M CELKO	6061 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860236	DUSTIN THOMAS AND BREYANNA CARDENAS PISKURA	6046 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860054	DWIGHT KEVIN AND DEBORAH PETRA THOMAS	6364 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860296	EARL AND TANYA ARMSTRONG	5442 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860526	EDUARDO LUIS JR AND JACQUELYN ANGUEIRA	6253 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 63 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860258	EDWIN JOHN AND RILEY CATHERINE DERNAR	5952 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0542440634	EDWIN S AND NATALIE PRUCHNICKI COOKE	6156 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860458	ELISE MARIE AND MICHAEL SEAN CROWTHERS	5971 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 29 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860018	ELIZABETH ANN AND MARK EDWARD KANE	6331 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860568	ELIZABETH MARIE HAYES AND JUAN ROLANDO FERNANDEZ	6175 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 84 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440908	ERIC ALLEN AND ROBIN LYNNETTE WADE	5148 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440562	ERIC BRYANT STEPHENSON	5923 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860182	ERIC EUGENE AND MARY ELIZABETH TAPP	6037 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860472	ERIC MAPES MCKINNEY AND YULIYA VLADIMIROVNA YERINA	5933 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 36 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860596	ERIC RANDALL AND KRISTEN MARIE MELANDER	6115 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 98 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860434	ERICA M AND GEORGE EDWARD CORREA	6025 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440198	ERNEST WILLIAM JR AND JESSIE KOOA ACOSTA	5359 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 44 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860016	ESTHER R AND MICHAEL BROWN	6323 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860660	FABIAN A AND ERICA RAMIREZ	5944 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860280	FERNANDO AND TANIA Y BETANCOURT	5406 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860216	FRANCISCO AND REBECCA POLANCO	5915 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860028	FRANKLIN AND ESLEIDY LINERO	6377 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860504	FRED ROTONDO	6150 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 52 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860598	GABRIEL ANTONIO AND DAYNE MICHAEL GONZALEZ	6111 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 99 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860420	GAETANO AND LINDA CERRACCHIO	6053 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440898	GAVENDRA MARAJ RAMPERTAAP	5170 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0541860334	GAVIN ADRIAN DOUBLET REED ET AL	5514 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860412	GENE A JR AND MARY ANNE CRANFORD RHODES	6071 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860552	GERALDINE H ARCORIA TRUSTEE	6370 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 76 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$69,670.82	$5,675.76
0541860418	GINA AND STEVEN SAVATTERI	6057 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860638	GINA NOEL DAMBROSIO	6192 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860046	GIULIO SALVATORE AND CHERYL A MANIGLIA	6388 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860012	GORDON A AND MICHELLE ANN DOUGLAS GLENN	6307 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
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 1	40 - Conventional	$69,670.82	$5,675.76
0541860124	GREGORY VICTOR AND VALERIE SALVATI ROTUNDA	6261 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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 2	40 - Conventional	$69,670.82	$5,675.76
0541860144	GUILLERMO E AND OLGA FERNANDEZ	6219 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860572	GUSTAVO ANDRES BARBERENA ET AL	6165 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 86 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860378	HALOKEN INVESTMENTS INC	5529 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860036	HANY H MOTAWEH AND RAGIA A ELHOSARY	6395 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860220	HEATHER MARIE HARPER	6086 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0542440132	HOMES BY WEST BAY LLC	5335 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440134	HOMES BY WEST BAY LLC	5327 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440200	HOMES BY WEST BAY LLC	5355 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 45 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440252	HOMES BY WEST BAY LLC	5308 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860524	HOMES BY WEST BAY LLC	6257 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 62 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860540	HOMES BY WEST BAY LLC	6225 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 70 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0542440644	HOMES BY WEST BAY LLC	6134 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440646	HOMES BY WEST BAY LLC	6130 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440648	HOMES BY WEST BAY LLC	6122 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440650	HOMES BY WEST BAY LLC	6116 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440680	HOMES BY WEST BAY LLC	6129 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440682	HOMES BY WEST BAY LLC	6133 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440684	HOMES BY WEST BAY LLC	6139 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440686	HOMES BY WEST BAY LLC	6143 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440714	HOMES BY WEST BAY LLC	5174 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440716	HOMES BY WEST BAY LLC	5178 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440718	HOMES BY WEST BAY LLC	5182 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440720	HOMES BY WEST BAY LLC	5188 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440722	HOMES BY WEST BAY LLC	5194 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0542440884	HOMES BY WEST BAY LLC	5230 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440886	HOMES BY WEST BAY LLC	5226 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440890	HOMES BY WEST BAY LLC	5184 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440892	HOMES BY WEST BAY LLC	5180 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440894	HOMES BY WEST BAY LLC	5176 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440896	HOMES BY WEST BAY LLC	5174 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440900	HOMES BY WEST BAY LLC	5166 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440902	HOMES BY WEST BAY LLC	5158 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440906	HOMES BY WEST BAY LLC	5152 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440910	HOMES BY WEST BAY LLC	5144 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440920	HOMES BY WEST BAY LLC	5128 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440924	HOMES BY WEST BAY LLC	5116 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440952	HOMES BY WEST BAY LLC	5155 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542441234	HOMES BY WEST BAY LLC	5126 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542440286	HUONG LE TRAN	6080 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 35 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541861026	IAN AND ANGENE C LEE ESSON	5840 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 33 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0542441206	ICI HOMES OF TAMPA LLC	5009 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441208	ICI HOMES OF TAMPA LLC	5005 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441210	ICI HOMES OF TAMPA LLC	5001 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441212	ICI HOMES OF TAMPA LLC	5002 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441214	ICI HOMES OF TAMPA LLC	5008 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441216	ICI HOMES OF TAMPA LLC	5012 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441218	ICI HOMES OF TAMPA LLC	5030 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441220	ICI HOMES OF TAMPA LLC	5052 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441222	ICI HOMES OF TAMPA LLC	5066 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441224	ICI HOMES OF TAMPA LLC	5112 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441226	ICI HOMES OF TAMPA LLC	5116 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441228	ICI HOMES OF TAMPA LLC	5120 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58
0542441230	ICI HOMES OF TAMPA LLC	5122 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 3	70 - Conventional	$121,923.94	$9,932.58

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860884	IRA F AND PAULINE R ARMAN	5841 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
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	$87,088.53	$7,094.70
0542440574	ISAIAH GRANT	5963 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860344	JACQUES LEE EDWARDS ET AL	5534 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 33 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860452	JADA R HUDDLESTUN AND ANDREW J FOREST	5985 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 26 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860050	JAIME E AND NANCY E RIVADENEIRA	6376 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860068	JAMES B LEWIS	6314 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860488	JAMES CLIFTON JR AND ANNA PATRICIA DALMIDA	6106 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 44 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860484	JAMES MICHAEL AND MICHELLE LEE MOSS	6096 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 42 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440556	JAMES PITTMAN	6295 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860640	JAMES THOMAS AND JACKIE LYNN WALKER	6190 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 20 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
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	$121,923.94	$9,932.58
0541860614	JARVIS DEZAR MISTER	6260 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860196	JASMINE FRANCOIS	5983 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860204	JASON M AND HOLLY R HOLMES	5957 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$121,923.94	$9,932.58
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	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860664	JENIFER L MEDZI	5952 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860080	JENNIFER D DULIN	6268 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 35 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860588	JENNIFER EMMANUELLA LOUIS AND JOEL DESIR	6131 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 94 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860582	JENNIFER LEIGH GALLOWAY	6143 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 91 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440358	JENNIFER ROSE DASILVA	6227 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860310	JENNIFER VAN METER	5462 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860448	JESSE LAWRENCE AND VERONICA LEE GREENE	5995 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 24 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860294	JESSICA DE CICCO	5438 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
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	$121,923.94	$9,932.58
0541860254	JOANNE MARILYN MARTIN	5960 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860674	JOHN A CATENA	6010 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860422	JOHN A II AND PATRICIA L EWALD TRUSTEES	6049 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860132	JOHN DAVID AND CARISSA SUE HERENCIA	6285 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860176	JOHN M BEOHNERT /TRUSTEE	6057 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860404	JONATHAN B CLEARY AND ANDREINA SANTIAGO	6089 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860202	JONATHAN C PEREZ AND ESTEFANIA GRECO	5967 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0542440500	JONATHAN MCENEANEY	6286 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0541860060	JORGE NAVARRO ZERMENO AND COURTNEY JADE NAVARRO	6344 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860564	JOSE G SANTIAGO JR AND BARBARA J MORELLO	6183 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 82 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860084	JOSE L JR AND YESENIA M BERNIER	6254 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 37 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860020	JOSEPH AND ANA L GARAFOLO	6337 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860150	JOSEPH AND JESSICA CABRERA	6189 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860466	JOSEPH D AND CRUZ C REAP /TRUSTEES	5953 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 33 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
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	$104,506.23	$8,513.64
0542440310	JOSEPH PAUL AND NIKOLE ANDE PATTERSON	6241 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860346	JOSEPH RAYMOND AND RACHEL LYNN TUCKER	5538 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 34 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440590	JOSHUA ALLAN CAMERON	5968 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
0541860212	JOSHUA ROBERT AND ALICIA CAMILLE FERRARI	5929 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860542	JOSHUA S AND TIA LAZARUS	6221 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 71 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$69,670.82	$5,675.76
0541860014	JUAN ANDRES HERNANDEZ ET AL	6315 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860668	JULIA MARIE DETWILER	5960 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860626	JUSTICE TYRONE AND SHAUNA LOUISE HORN	6214 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
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	$121,923.94	$9,932.58
0541860380	JUSTO REYNEL AND KATHY JAYAIRA PADILLA	5525 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860136	KAATRINA V VOSS	6251 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860302	KALLIEN FRANCES AND JEFFREY MICHAEL NORRIS	5454 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860534	KANG C AND SUBRINA S COMPTON	6237 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 67 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0542440876	KARINE VERDIAN	5246 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 27	70 - Conventional	$121,923.94	$9,932.58
0541860164	KATELYN A LEAL	6115 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860376	KATHLEEN GENEVIEVE BIKUS	5533 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0542440632	KATRINA ANTOINETTE TERRY	6160 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860608	KAUSHIK RAO KONDAPALLI	6272 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0542440354	KEATON J AND NIOMI CATHERINE BRUCE	6235 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860342	KEITH MICHAEL AND KRISTEN MARIE HUTCHINGS	5532 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 32 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860350	KEITH WILLIAM AND GULNAZ LUNUSOVA NICHOLS	5548 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 36 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860262	KELISHA ANN AND HERMAN TREY CLAY	5942 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860374	KELLY ANN GREGORY	5539 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0542440554	KELLY CLAROS AND EDDIE LEONARDO BRUNA	6291 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440364	KELLY D AND LAURA J RAYNOR	6217 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0541860240	KENNETH FRANCIS AND ANDREA BETH RAPOZA	6036 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860550	KENNETH JO AND CAROLYN ALBERTS THOMAS	6350 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 75 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$87,088.53	$7,094.70
0541860680	KEVIN J AND SONG I BROWN	6022 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 20 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860690	KEVIN R AND CAITLIN F PHILLIP	6034 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 25 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860470	KEVIN WAYNE AND MEGAN MARIE BAKER	5941 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 35 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860022	KIEL JOSEPH AND EMILY TAYLOR MERFELD	6345 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860308	KIM MICHELLA WILLIAMS	5460 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440288	KIRK AND KRISTY COLEMAN	6086 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 36 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860502	KIRSTEN LYNN SEAVER	6146 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 51 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860102	KRISTEN GRACE STROM	6158 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 46 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860382	KRISTEN MARIE CRESCENTI	5513 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860194	KRISTINE C MCCRERY	5989 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860682	KRISTY ANN NASH	6024 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 21 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860186	KYLE MICHAEL AND LAUREN KLINE DUKE	6015 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860034	KYLE R SNYDER AND SAMANTHA SNYDER	6393 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440918	LAKSHMI ANDRAJU	5132 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0542440250	LATRICE DAVIS AND CIARA BRITT	5314 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860476	LAWRENCE LYNN AND JAN LOUISE RICHARDSON	5921 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 38 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860882	LINDA ROMEO	5829 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0542440558	LINDSAY KAPUSCIENSKI	5909 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860300	LINSEY CATALINA AGUILAR ALAGUNA / ET AL	5450 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860500	LISA A AND JAY A SLOAN	6140 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 50 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860612	LOBENSON AND SAMANTHA FARAH CONOR LEROY	6264 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860696	LORENA ROUILLON	6044 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 28 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860584	LUIS ANGEL MARQUEZ SANTIAGO ET AL	6139 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 92 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860360	MAHER M AND NAZIBROLA ELGHAMRY	5572 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 41 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860038	MANAV AND KATHIA M RATTAN	6397 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860208	MARCI L RICENBAW	5943 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0541860148	MARIA CONCEISAO AND JOSEPH A RENDEIRO	6205 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860520	MARIANA REYES AND JOEL C ROINAS	6269 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 60 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0541860634	MARIO S PIERRE PIERRE	6196 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860460	MARK A AND DANA DIANE POWELL	5967 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 30 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860206	MARK DAMIEN AND LISA AKEMI MARSHALL	5953 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0541860482	MARK DANIEL AND MELISSA RACHAEL DE REMER	6092 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 41 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440282	MARK S AND CATHERINE A SZENTE	6072 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 33 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860328	MARLON AND SOPHIA DANACHE JEAN GILLES	5498 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440430	MARSHA ANN PARCHMENT	6233 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 19	50 - Conventional	$87,088.53	$7,094.70
0541860138	MARTHA E M KOPACZ/TRUSTEE	6245 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860574	MATTHEW DAVID AND KIMBERLY LYNN KELEMAN	6159 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 87 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860430	MATTHEW J SULLIVAN AND SALOUMEH ASMAIE	6031 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860444	MATTHEW P AND SAMANTHA M MOYER	6005 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 22 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860684	MATTHEW RYAN STERNAL	6026 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 22 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860436	MCKENZIE L BOND AND JUSTIN DOTY	6021 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860058	MEGAN K HEALY AND ANTHONY GRASSANO	6350 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860076	MEGAN MICHELLE AND MICHAEL DAVID ESPOSITA	6284 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 33 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860024	MELVIN CARL AND LACY SUZANNE CASH	6351 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860166	MICHAEL ALBERTI	6097 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860620	MICHAEL AND ANN MCLAUGHLIN	6248 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860108	MICHAEL ANDREW AND TROY LANIGAN CICALESE /TRUSTEES	6134 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 49 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860232	MICHAEL DAVID AND DEBORAH LEE RAYMOND	6056 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860104	MICHAEL DOUGLAS PLANK ET AL	6148 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 47 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860442	MICHAEL E SUMMERS	6009 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 21 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440598	MICHAEL ERIK GALLEGOS	5942 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
0541860152	MICHAEL F PHELPS	6177 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$121,923.94	$9,932.58
0541860486	MICHAEL GLYNN AND KRISTEN MICHELLE LANKFORD	6102 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 43 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860090	MICHAEL J AND PENNY M HAMMOND	6238 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 40 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440570	MICHAEL LEE WALKER	5949 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860578	MICHAEL NEAL AND REBECCA LYN COWENS ALVARADO	6151 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 89 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860078	MICHAEL R AND DANIELA NOVAKOSKI	6274 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 34 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860462	MICHAEL SCOTT AND JAMIE ELIZABETH BREITUNG	5963 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 31 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860298	MICHAEL T AND MARIE A SCOTT	5446 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0541860686	MIGUEL ALEJANDRO GARCIA	6028 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 23 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860424	MIGUEL ANDRES AND JOHANNA ANDREA RODRIGUEZ	6045 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440432	MIGUEL ANGEL AND JUGUNA SISSOHOR NORALES LACAYO	6245 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 19	50 - Conventional	$87,088.53	$7,094.70
0542440904	MOISE AND GILI PLANCHER	5156 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0541860426	MOSTAFA HABIB ET AL	6041 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0541860282	MUKHLISSA KHOJAYEVA	5410 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860358	NATHANAEL PAUL AND HEATHER NICOLE BORDASH	5564 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 40 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860514	NEIL DINESH AND RADHA ATUL SHAH	6283 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 57 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0542440356	NELSON MOISES VALDEZ GUZMAN ET AL	6231 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860082	NICHOLAS D AND AMBER M STACK	6262 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 36 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860048	NICHOLAS G GOSSELIN AND AZURE VELMA AUGUSTUS	6384 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860146	NICHOLAS J AND TAYLOR M GUMMEL	6211 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860180	NICOLE RENEE HARRIS	6043 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440130	NNP SOUTHBEND II LLC	5339 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860702	NNP SOUTHBEND II LLC	5731 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860704	NNP SOUTHBEND II LLC	5727 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860710	NNP SOUTHBEND II LLC	5709 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860712	NNP SOUTHBEND II LLC	5703 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860714	NNP SOUTHBEND II LLC	5701 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860716	NNP SOUTHBEND II LLC	5702 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860722	NNP SOUTHBEND II LLC	5712 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860724	NNP SOUTHBEND II LLC	5716 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860726	NNP SOUTHBEND II LLC	5728 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860728	NNP SOUTHBEND II LLC	5740 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860730	NNP SOUTHBEND II LLC	5748 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860732	NNP SOUTHBEND II LLC	5754 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860734	NNP SOUTHBEND II LLC	5762 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860736	NNP SOUTHBEND II LLC	5770 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860738	NNP SOUTHBEND II LLC	5776 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860740	NNP SOUTHBEND II LLC	5556 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860742	NNP SOUTHBEND II LLC	5562 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860744	NNP SOUTHBEND II LLC	5566 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860746	NNP SOUTHBEND II LLC	5572 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860748	NNP SOUTHBEND II LLC	5582 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860750	NNP SOUTHBEND II LLC	5586 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860752	NNP SOUTHBEND II LLC	5594 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860754	NNP SOUTHBEND II LLC	5602 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860756	NNP SOUTHBEND II LLC	5604 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860788	NNP SOUTHBEND II LLC	5648 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 44 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860790	NNP SOUTHBEND II LLC	5652 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 45 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860792	NNP SOUTHBEND II LLC	5654 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 46 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860794	NNP SOUTHBEND II LLC	5658 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 47 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860796	NNP SOUTHBEND II LLC	5660 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 48 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860798	NNP SOUTHBEND II LLC	5662 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 49 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860800	NNP SOUTHBEND II LLC	5664 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 50 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860804	NNP SOUTHBEND II LLC	5670 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 52 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860806	NNP SOUTHBEND II LLC	5672 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 53 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860808	NNP SOUTHBEND II LLC	5676 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 54 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860810	NNP SOUTHBEND II LLC	5678 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 55 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860812	NNP SOUTHBEND II LLC	5680 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 56 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860814	NNP SOUTHBEND II LLC	5684 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 57 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860816	NNP SOUTHBEND II LLC	5688 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 58 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860818	NNP SOUTHBEND II LLC	5692 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 59 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860820	NNP SOUTHBEND II LLC	5694 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 60 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860822	NNP SOUTHBEND II LLC	5696 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 61 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860824	NNP SOUTHBEND II LLC	5702 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 62 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860826	NNP SOUTHBEND II LLC	5706 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 63 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860828	NNP SOUTHBEND II LLC	5712 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 64 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860830	NNP SOUTHBEND II LLC	5720 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 65 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860832	NNP SOUTHBEND II LLC	5728 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 66 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860834	NNP SOUTHBEND II LLC	5732 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 67 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860856	NNP SOUTHBEND II LLC	5541 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860866	NNP SOUTHBEND II LLC	5565 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860868	NNP SOUTHBEND II LLC	5569 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860870	NNP SOUTHBEND II LLC	5573 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 34	60 - Age Qualified	$99,050.08	$8,069.15
0541860872	NNP SOUTHBEND II LLC	5581 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860874	NNP SOUTHBEND II LLC	5585 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860958	NNP SOUTHBEND II LLC	5883 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 52 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860960	NNP SOUTHBEND II LLC	5889 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 53 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860966	NNP SOUTHBEND II LLC	5621 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860968	NNP SOUTHBEND II LLC	5625 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860970	NNP SOUTHBEND II LLC	5627 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860972	NNP SOUTHBEND II LLC	5631 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860974	NNP SOUTHBEND II LLC	5633 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860976	NNP SOUTHBEND II LLC	5635 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860978	NNP SOUTHBEND II LLC	5647 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860980	NNP SOUTHBEND II LLC	5649 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860986	NNP SOUTHBEND II LLC	5659 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860988	NNP SOUTHBEND II LLC	5661 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860990	NNP SOUTHBEND II LLC	5663 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860992	NNP SOUTHBEND II LLC	5675 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541860994	NNP SOUTHBEND II LLC	5677 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861032	NNP SOUTHBEND II LLC	5814 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 36 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861034	NNP SOUTHBEND II LLC	5812 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 37 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
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	$30,496,965.07	$2,484,446.36
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440826	NNP-SOUTHBEND II LLC	5169 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440828	NNP-SOUTHBEND II LLC	5175 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440830	NNP-SOUTHBEND II LLC	5179 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0542440862	NNP-SOUTHBEND II LLC	5115 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 27	70 - Conventional	$121,923.94	$9,932.58
0542440946	NNP-SOUTHBEND II LLC	5165 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440948	NNP-SOUTHBEND II LLC	5159 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440950	NNP-SOUTHBEND II LLC	5157 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440954	NNP-SOUTHBEND II LLC	5151 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440956	NNP-SOUTHBEND II LLC	5147 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440958	NNP-SOUTHBEND II LLC	5143 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542441078	NNP-SOUTHBEND II LLC	5155 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441080	NNP-SOUTHBEND II LLC	5153 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441082	NNP-SOUTHBEND II LLC	5151 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441084	NNP-SOUTHBEND II LLC	5149 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441086	NNP-SOUTHBEND II LLC	5147 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441088	NNP-SOUTHBEND II LLC	5143 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441090	NNP-SOUTHBEND II LLC	5139 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441092	NNP-SOUTHBEND II LLC	5137 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441094	NNP-SOUTHBEND II LLC	5135 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441096	NNP-SOUTHBEND II LLC	5133 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441098	NNP-SOUTHBEND II LLC	5131 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441100	NNP-SOUTHBEND II LLC	5127 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441106	NNP-SOUTHBEND II LLC	5118 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441112	NNP-SOUTHBEND II LLC	5130 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441114	NNP-SOUTHBEND II LLC	5134 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441116	NNP-SOUTHBEND II LLC	5138 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441118	NNP-SOUTHBEND II LLC	5142 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441120	NNP-SOUTHBEND II LLC	5146 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441122	NNP-SOUTHBEND II LLC	5150 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441124	NNP-SOUTHBEND II LLC	5154 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 33 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441126	NNP-SOUTHBEND II LLC	5158 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 34 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441128	NNP-SOUTHBEND II LLC	5162 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 35 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441130	NNP-SOUTHBEND II LLC	5168 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 36 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441132	NNP-SOUTHBEND II LLC	5172 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 37 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441134	NNP-SOUTHBEND II LLC	5176 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 38 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441136	NNP-SOUTHBEND II LLC	5180 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 39 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441138	NNP-SOUTHBEND II LLC	5184 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 40 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441140	NNP-SOUTHBEND II LLC	5188 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 41 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441142	NNP-SOUTHBEND II LLC	5192 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 42 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
0542441162	NNP-SOUTHBEND II LLC	5155 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441164	NNP-SOUTHBEND II LLC	5151 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441166	NNP-SOUTHBEND II LLC	5147 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542441168	NNP-SOUTHBEND II LLC	5143 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$87,088.53	$7,094.70
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	$45,196,052.12	$3,681,912.84
0541860456	NUREKA AND THADDEUS DIXON SR	5975 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 28 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440176	ORLANDO LOZADO AND DEBORAH D MCGRIFF	6192 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 33 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860510	OTHNIEL ANTHONY AND APRIL NICOLE EDWARDS	6164 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 55 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0542440538	PATRICK FABIAN GIVANS	6263 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0541860548	PATRICK J AND JUDY C CLARY	6330 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 74 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860268	PATRICK JAMES SLADE	5928 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860278	PATRICK KEVIN AND JENNIFER IRENE TREACY	5904 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 31 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860940	PAUL B LAGERQUIST	5825 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 43 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860250	PAUL G AND JODI ANN SIRACUSA	5972 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860318	PAUL WILLIAM JOSEPH SHELLEY /ET AL	5482 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860122	PEDRO M AND CAROL F ALVES	6255 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860026	PETER AND JOSEPHINE WAMBURA	6363 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860030	PIERCE AND MARY L SIMS	6385 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0542440280	PULTE HOME COMPANY LLC	6068 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 32 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440312	PULTE HOME COMPANY LLC	6009 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440314	PULTE HOME COMPANY LLC	6015 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440316	PULTE HOME COMPANY LLC	6019 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440318	PULTE HOME COMPANY LLC	6023 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440320	PULTE HOME COMPANY LLC	6027 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440322	PULTE HOME COMPANY LLC	6035 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440324	PULTE HOME COMPANY LLC	6039 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440326	PULTE HOME COMPANY LLC	6043 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440328	PULTE HOME COMPANY LLC	6047 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440330	PULTE HOME COMPANY LLC	6055 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
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	$69,670.82	$5,675.76
0542440510	PULTE HOME COMPANY LLC	6287 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440512	PULTE HOME COMPANY LLC	6283 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440514	PULTE HOME COMPANY LLC	6279 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440516	PULTE HOME COMPANY LLC	6275 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440518	PULTE HOME COMPANY LLC	6273 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440520	PULTE HOME COMPANY LLC	6269 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440522	PULTE HOME COMPANY LLC	6267 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440524	PULTE HOME COMPANY LLC	6263 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440526	PULTE HOME COMPANY LLC	6259 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440528	PULTE HOME COMPANY LLC	6255 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440530	PULTE HOME COMPANY LLC	6251 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440120	PULTE HOME COMPANY LLC	5363 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 11	50 - Conventional	$87,088.53	$7,094.70
0542440118	PULTE HOME COMPANY LLC	5367 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 11	60 - Conventional	$104,506.23	$8,513.64
0542440146	PULTE HOME COMPANY LLC	6112 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440148	PULTE HOME COMPANY LLC	6116 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440150	PULTE HOME COMPANY LLC	6120 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440152	PULTE HOME COMPANY LLC	6128 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440154	PULTE HOME COMPANY LLC	6136 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440642	PULTE HOME COMPANY LLC	6140 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440652	PULTE HOME COMPANY LLC	6112 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440654	PULTE HOME COMPANY LLC	6106 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440664	PULTE HOME COMPANY LLC	5282 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 13	60 - Conventional	$104,506.23	$8,513.64
0542440666	PULTE HOME COMPANY LLC	5280 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 13	60 - Conventional	$104,506.23	$8,513.64
0542440668	PULTE HOME COMPANY LLC	5276 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 13	60 - Conventional	$104,506.23	$8,513.64
0542440674	PULTE HOME COMPANY LLC	6113 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440676	PULTE HOME COMPANY LLC	6117 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440678	PULTE HOME COMPANY LLC	6123 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440708	PULTE HOME COMPANY LLC	5160 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440710	PULTE HOME COMPANY LLC	5164 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440712	PULTE HOME COMPANY LLC	5168 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0542440820	PULTE HOME COMPANY LLC	5157 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440822	PULTE HOME COMPANY LLC	5161 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440824	PULTE HOME COMPANY LLC	5165 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 26	60 - Conventional	$104,506.23	$8,513.64
0542440832	PULTE HOME COMPANY LLC	5183 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440834	PULTE HOME COMPANY LLC	5189 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440836	PULTE HOME COMPANY LLC	5195 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440848	PULTE HOME COMPANY LLC	5225 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440856	PULTE HOME COMPANY LLC	5241 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440858	PULTE HOME COMPANY LLC	5245 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440860	PULTE HOME COMPANY LLC	5249 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 2	60 - Conventional	$104,506.23	$8,513.64
0542440928	PULTE HOME COMPANY LLC	5197 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440930	PULTE HOME COMPANY LLC	5193 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440932	PULTE HOME COMPANY LLC	5189 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440934	PULTE HOME COMPANY LLC	5185 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440936	PULTE HOME COMPANY LLC	5181 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440938	PULTE HOME COMPANY LLC	5179 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 28	60 - Conventional	$104,506.23	$8,513.64
0542440298	PULTE HOME COMPANY LLC	6217 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440300	PULTE HOME COMPANY LLC	6221 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440302	PULTE HOME COMPANY LLC	6225 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440304	PULTE HOME COMPANY LLC	6229 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440306	PULTE HOME COMPANY LLC	6233 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 15	40 - Conventional	$69,670.82	$5,675.76
0542440350	PULTE HOME COMPANY LLC	6240 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440690	PULTE HOME COMPANY LLC	5293 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64
0542440692	PULTE HOME COMPANY LLC	5289 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440694	PULTE HOME COMPANY LLC	5287 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64
0542440706	PULTE HOME COMPANY LLC	5156 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 14	60 - Conventional	$104,506.23	$8,513.64
0541860676	RAFAEL DE JESUS AND NADINE MARION RODRIGUEZ	6014 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860330	RAFAEL SIMON SILVA	5504 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860616	RAM PRASAD EPPALAPELLI AND PRATHYUSHA DUSA	6256 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0541860348	RANDALL TODD AND DAWN CHARLOTTE MARTIN	5544 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 35 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440582	RAUL MIGUEL AND WENDY SORIANO	5989 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860336	RAYMOND FRANCIS PARIZO JR / ET AL	5518 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860954	REBECCA DIANE AND JAMES ANDREW PRICE	5873 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 50 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860070	REEVES ALEXANDER JOHNATHAN BARNES ET AL	6306 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 30 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860402	REONDA RENE SILVA	6093 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
0542440580	REXALL HARLESS AND HANNAH CATHERINE WILLIAMS	5983 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0541860546	RICHARD LEE AND JUDITH DORRIS PHAGAN	6310 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 73 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0542440532	RICHARD PAUL TEMPLIN	6251 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440560	RICHMOND AMERICAN HOMES OF FLORIDA LP	5917 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
0542440568	RICHMOND AMERICAN HOMES OF FLORIDA LP	5943 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 21	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860172	RICKIE ALLEN AND DEDICAION A MONETTE	6077 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860094	ROBBIN A ROONEY	6224 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 42 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860538	ROBERT E AND VANESSA MURPHY	6229 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 69 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860324	ROBERT HAMPTON AND GAIL BELINDA WAYS	5492 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
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	$69,670.82	$5,675.76
0541860474	ROBERT WHARTON AND LYNN S ADELMAN	5929 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 37 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
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	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860522	RONALD VINCENT BOWMAN AND DONNA WESTER BOWMAN	6261 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 61 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860168	RONDA MARCIA CAPELES	6091 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860600	RONESHA Q AND NINA BURUCA NATION	6107 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 100 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860490	ROSEMARY ANDERSON AND DONALD P MASON	6110 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 45 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860560	RUDY G AND NATALY OSTERMANN	6189 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 80 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860218	RUSSELL DALE AND ERICA LEIGH HENDERSON	6090 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440158	RYAN C AND SARA J JONES	6146 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860580	SALVADOR AND JENNIFER ANDREA LOPEZ	6147 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 90 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860066	SALVADOR AND LYDIA I CASIANO	6322 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860178	SANDER R AND MELISSA SHARP	6053 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 3	60 - Conventional	$104,506.23	$8,513.64
0541860496	SANDRA D AND HOWARD S LEVITT	6132 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 48 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860222	SARA NIXON AND TYLER EASON RANKIN	6082 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860428	SARAH E BURGOYNE	6037 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 8	50 - Conventional	$87,088.53	$7,094.70
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	$104,506.23	$8,513.64
0541860670	SCOTT C AND MICHELLE MATHESON	6002 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860562	SEAN L AND JESSICA L STELLISH	6185 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 81 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440362	SERGIO WALDECK	6221 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440534	SHANETTE NICOLE LAWSON	6255 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0542440284	SHANKAR AND SARITA PACHHAI KARKI	6076 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 34 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0542440564	SHAUN LAMAR GRIMSLEY	5929 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440576	SHELBY LEE LANSER	5969 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0541860316	SHELMA ALETHEA AND ANJANET SELMAN-BABBS	5476 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0542440338	SHLOMO SCHNITZER	6216 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 16	40 - Conventional	$69,670.82	$5,675.76
0541860652	SKYLER A SCOTT AND THOMAS JOHN STELLING	5928 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0542440498	STEPHANEY ROSE ESTRADA	6282 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860666	STEPHEN MICHAEL AND MICHELLE L SPECIA	5956 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860092	STEPHEN P AND ROSE J SCHIMKUS	6230 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 41 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0542440640	STEVEN D AND ALCIRA BURGDOERFER	6144 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 1	60 - Conventional	$104,506.23	$8,513.64
0541860498	STEVEN T AND ASHLEY L WOELFER	6136 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 49 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860260	STEVIE NICOLE CARDONA	5946 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860284	SUE ELLEN SCHMIDT	5416 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
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	$87,088.53	$7,094.70
0541860272	SYDNEY ALYN KEMP	5916 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860244	TAMMIE MARIE ANDRIGHETTI	6026 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860394	TAMMY LYNN RASMUSSEN	5461 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 7	40 - Conventional	$69,670.82	$5,675.76
0541860648	TAN THAI AND THANH THUY AN LE	5920 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860118	TATE RIDDLE AND ALEXIS ILLIAN	6210 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
0542440542	TELLI GRIFFIN	6269 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 22	40 - Conventional	$69,670.82	$5,675.76
0541860576	TENEISHA KERRY ANN TYUS /TRUSTEE ET AL	6155 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 88 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860594	THOMAS AND ELSA BEATRIZ SANTIAGO	6119 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 97 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
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	$104,506.23	$8,513.64
0541860952	THOMAS H FOREST	5865 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 49 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0542440370	THOMAS J AND PAMELA P RICKO	6207 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
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	$104,506.23	$8,513.64
0541860642	THOMAS STANLEY AND LIGIA KING	5910 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860512	TIMOTHY ALONZA SIMON	6289 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 56 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
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	$104,506.23	$8,513.64
0542440352	TIMOTHY W AND MARYTHERESA LEE	6239 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
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	$121,923.94	$9,932.58
0542440404	TIRSA VASQUEZ	6218 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0541860064	TODD WOLDOFF AND KRISTI DURANN	6330 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 27 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860706	TOLL SOUTHEAST INC	5717 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860708	TOLL SOUTHEAST INC	5713 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860718	TOLL SOUTHEAST INC	5706 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860720	TOLL SOUTHEAST INC	5710 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860758	TOLL SOUTHEAST INC	5606 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 29 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860760	TOLL SOUTHEAST INC	5608 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 30 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860762	TOLL SOUTHEAST INC	5612 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 31 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860764	TOLL SOUTHEAST INC	5614 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 32 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860766	TOLL SOUTHEAST INC	5616 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 33 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860768	TOLL SOUTHEAST INC	5620 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 34 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860770	TOLL SOUTHEAST INC	5622 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 35 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860772	TOLL SOUTHEAST INC	5626 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 36 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860774	TOLL SOUTHEAST INC	5630 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 37 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860776	TOLL SOUTHEAST INC	5632 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 38 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860778	TOLL SOUTHEAST INC	5636 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 39 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860780	TOLL SOUTHEAST INC	5638 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 40 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860782	TOLL SOUTHEAST INC	5640 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 41 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860784	TOLL SOUTHEAST INC	5642 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 42 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860786	TOLL SOUTHEAST INC	5646 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 43 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860802	TOLL SOUTHEAST INC	5668 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 51 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860836	TOLL SOUTHEAST INC	5736 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 68 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860838	TOLL SOUTHEAST INC	5742 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 69 BLOCK 33	50 - Age Qualified	$82,541.74	$6,724.29
0541860844	TOLL SOUTHEAST INC	5762 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 72 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860846	TOLL SOUTHEAST INC	5766 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 73 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860848	TOLL SOUTHEAST INC	5770 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 74 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860850	TOLL SOUTHEAST INC	5778 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 75 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860852	TOLL SOUTHEAST INC	5784 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 76 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860854	TOLL SOUTHEAST INC	5790 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 77 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860858	TOLL SOUTHEAST INC	5547 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 34	60 - Age Qualified	$99,050.08	$8,069.15
0541860860	TOLL SOUTHEAST INC	5555 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860862	TOLL SOUTHEAST INC	5559 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860864	TOLL SOUTHEAST INC	5561 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860876	TOLL SOUTHEAST INC	5813 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860878	TOLL SOUTHEAST INC	5815 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860880	TOLL SOUTHEAST INC	5827 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860886	TOLL SOUTHEAST INC	5843 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860888	TOLL SOUTHEAST INC	5851 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860890	TOLL SOUTHEAST INC	5853 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860892	TOLL SOUTHEAST INC	5865 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860894	TOLL SOUTHEAST INC	5867 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860896	TOLL SOUTHEAST INC	5873 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860898	TOLL SOUTHEAST INC	5875 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860900	TOLL SOUTHEAST INC	5887 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860902	TOLL SOUTHEAST INC	5889 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860904	TOLL SOUTHEAST INC	5719 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860906	TOLL SOUTHEAST INC	5721 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860908	TOLL SOUTHEAST INC	5725 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860910	TOLL SOUTHEAST INC	5727 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860912	TOLL SOUTHEAST INC	5733 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 29 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860914	TOLL SOUTHEAST INC	5735 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 30 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860916	TOLL SOUTHEAST INC	5741 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 31 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860918	TOLL SOUTHEAST INC	5743 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 32 BLOCK 34	Villa - Age Qualified	$59,430.05	$4,841.49
0541860920	TOLL SOUTHEAST INC	5769 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 33 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860922	TOLL SOUTHEAST INC	5777 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 34 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860924	TOLL SOUTHEAST INC	5781 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 35 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860926	TOLL SOUTHEAST INC	5787 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 36 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860928	TOLL SOUTHEAST INC	5791 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 37 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860930	TOLL SOUTHEAST INC	5797 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 38 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860932	TOLL SOUTHEAST INC	5805 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 39 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860934	TOLL SOUTHEAST INC	5809 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 40 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860936	TOLL SOUTHEAST INC	5815 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 41 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860938	TOLL SOUTHEAST INC	5819 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 42 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860942	TOLL SOUTHEAST INC	5831 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 44 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860944	TOLL SOUTHEAST INC	5837 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 45 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860946	TOLL SOUTHEAST INC	5843 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 46 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860948	TOLL SOUTHEAST INC	5851 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 47 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860950	TOLL SOUTHEAST INC	5857 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 48 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860956	TOLL SOUTHEAST INC	5877 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 51 BLOCK 34	50 - Age Qualified	$82,541.74	$6,724.29
0541860962	TOLL SOUTHEAST INC	5613 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860964	TOLL SOUTHEAST INC	5615 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860982	TOLL SOUTHEAST INC	5653 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860984	TOLL SOUTHEAST INC	5655 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 35	50 - Age Qualified	$82,541.74	$6,724.29
0541860996	TOLL SOUTHEAST INC	5679 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541860998	TOLL SOUTHEAST INC	5681 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861000	TOLL SOUTHEAST INC	5685 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861002	TOLL SOUTHEAST INC	5687 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861004	TOLL SOUTHEAST INC	5689 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861006	TOLL SOUTHEAST INC	5691 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861008	TOLL SOUTHEAST INC	5890 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861010	TOLL SOUTHEAST INC	5888 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861012	TOLL SOUTHEAST INC	5876 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861014	TOLL SOUTHEAST INC	5874 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861016	TOLL SOUTHEAST INC	5868 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861018	TOLL SOUTHEAST INC	5866 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 29 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861020	TOLL SOUTHEAST INC	5854 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 30 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861022	TOLL SOUTHEAST INC	5852 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 31 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861024	TOLL SOUTHEAST INC	5842 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 32 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861028	TOLL SOUTHEAST INC	5828 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 34 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861030	TOLL SOUTHEAST INC	5826 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 35 BLOCK 35	Villa - Age Qualified	$59,430.05	$4,841.49
0541861036	TOLL SOUTHEAST INC	5808 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861038	TOLL SOUTHEAST INC	5814 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861040	TOLL SOUTHEAST INC	5818 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861042	TOLL SOUTHEAST INC	5824 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861044	TOLL SOUTHEAST INC	5830 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861046	TOLL SOUTHEAST INC	5836 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861048	TOLL SOUTHEAST INC	5842 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861050	TOLL SOUTHEAST INC	5850 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861052	TOLL SOUTHEAST INC	5856 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861054	TOLL SOUTHEAST INC	5860 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861056	TOLL SOUTHEAST INC	5866 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861058	TOLL SOUTHEAST INC	5874 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861060	TOLL SOUTHEAST INC	5878 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861062	TOLL SOUTHEAST INC	5882 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541861064	TOLL SOUTHEAST INC	5888 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 36	60 - Age Qualified	$99,050.08	$8,069.15
0541860842	TRACEY M AND LISA M SORIANO	5758 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 71 BLOCK 33	60 - Age Qualified	$99,050.08	$8,069.15
0541860556	TRAVIS MICHAEL AND MICHELLE SUSANNE PROHASKA	6331 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 78 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860270	TROY BARUCH GLOVER TRUSTEE ET AL	5922 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 27 BLOCK 5	40 - Conventional	$69,670.82	$5,675.76
0541860052	TYLER D AND ERICA A MOORE	6370 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860530	TYLER K BLANDFORD AND TAYLOR L CRONCE	6245 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 65 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860312	TYLER MARIE AND JELANI SALIM MILLER	5466 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 6	40 - Conventional	$69,670.82	$5,675.76
0541860656	TYNISHIA V AND JOSHUA L LAKEY	5936 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

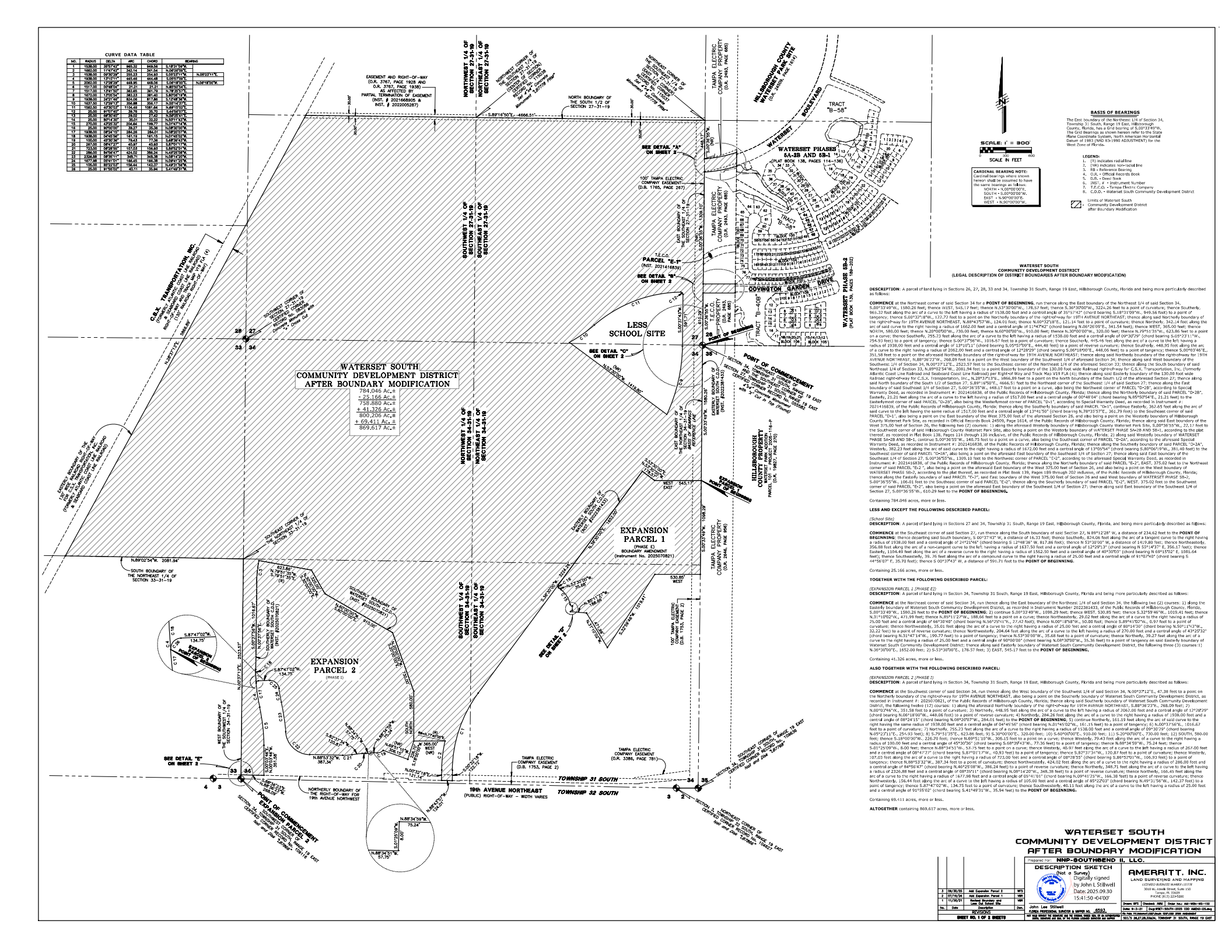
PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440346	VANESSA HUELVA MARIN AND JORGE PONCIANO SALGADO	6232 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 16	40 - Conventional	$69,670.82	$5,675.76
0542440586	VICTOR MANUEL TINOCO	5982 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 23	40 - Conventional	$69,670.82	$5,675.76
0541860120	VIRENDRA VITHALBHAI AND CHANDRIKA V PATEL	6249 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 2	40 - Conventional	$69,670.82	$5,675.76
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	$69,670.82	$5,675.76
0541860190	WASHINGTON N LEON	5999 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 4	60 - Conventional	$104,506.23	$8,513.64
0542440124	WEEKLEY HOMES LLC	5353 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 11	50 - Conventional	$87,088.53	$7,094.70
0542440136	WEEKLEY HOMES LLC	5321 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440212	WEEKLEY HOMES LLC	5335 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 51 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440214	WEEKLEY HOMES LLC	5331 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 52 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440216	WEEKLEY HOMES LLC	5329 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 53 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440224	WEEKLEY HOMES LLC	5313 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 57 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440226	WEEKLEY HOMES LLC	5309 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 58 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440388	WEEKLEY HOMES LLC	6191 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 17	50 - Conventional	$87,088.53	$7,094.70
0542440390	WEEKLEY HOMES LLC	6187 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440410	WEEKLEY HOMES LLC	6258 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440412	WEEKLEY HOMES LLC	6270 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440414	WEEKLEY HOMES LLC	6284 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 18	50 - Conventional	$87,088.53	$7,094.70
0542440422	WEEKLEY HOMES LLC	5352 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440424	WEEKLEY HOMES LLC	5354 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440426	WEEKLEY HOMES LLC	5358 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440428	WEEKLEY HOMES LLC	6219 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 19	50 - Conventional	$87,088.53	$7,094.70
0542440448	WEEKLEY HOMES LLC	6270 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 20	50 - Conventional	$87,088.53	$7,094.70
0542440450	WEEKLEY HOMES LLC	6274 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 20	50 - Conventional	$87,088.53	$7,094.70
0542440452	WEEKLEY HOMES LLC	6280 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 20	50 - Conventional	$87,088.53	$7,094.70
0542440460	WEEKLEY HOMES LLC	6263 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440462	WEEKLEY HOMES LLC	6259 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440464	WEEKLEY HOMES LLC	6251 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440474	WEEKLEY HOMES LLC	6219 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440616	WEEKLEY HOMES LLC	5289 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440618	WEEKLEY HOMES LLC	0	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0542440620	WEEKLEY HOMES LLC	5283 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 24	50 - Conventional	$87,088.53	$7,094.70
0541860454	WEEKLEY HOMES LLC	5979 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 27 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860494	WEEKLEY HOMES LLC	6126 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 47 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860566	WEEKLEY HOMES LLC	6179 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 83 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860592	WEEKLEY HOMES LLC	6123 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 96 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0542440240	WEEKLEY HOMES LLC	5346 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 12	60 - Conventional	$104,506.23	$8,513.64
0542440730	WEEKLEY HOMES LLC	5222 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440732	WEEKLEY HOMES LLC	5218 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440734	WEEKLEY HOMES LLC	5214 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440740	WEEKLEY HOMES LLC	5206 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440742	WEEKLEY HOMES LLC	5204 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440744	WEEKLEY HOMES LLC	5269 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440746	WEEKLEY HOMES LLC	5265 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440748	WEEKLEY HOMES LLC	5263 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440756	WEEKLEY HOMES LLC	5253 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440758	WEEKLEY HOMES LLC	5249 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440766	WEEKLEY HOMES LLC	5237 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440768	WEEKLEY HOMES LLC	5235 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440772	WEEKLEY HOMES LLC	5231 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440780	WEEKLEY HOMES LLC	5223 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440784	WEEKLEY HOMES LLC	5129 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440786	WEEKLEY HOMES LLC	5121 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440788	WEEKLEY HOMES LLC	5113 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440798	WEEKLEY HOMES LLC	5182 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 25	50 - Conventional	$87,088.53	$7,094.70
0542440800	WEEKLEY HOMES LLC	5184 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440802	WEEKLEY HOMES LLC	5186 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440804	WEEKLEY HOMES LLC	5188 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440966	WEEKLEY HOMES LLC	5020 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440968	WEEKLEY HOMES LLC	5024 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440970	WEEKLEY HOMES LLC	5028 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440978	WEEKLEY HOMES LLC	5048 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440980	WEEKLEY HOMES LLC	5052 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440982	WEEKLEY HOMES LLC	5056 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440990	WEEKLEY HOMES LLC	5074 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440992	WEEKLEY HOMES LLC	5082 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 33 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440994	WEEKLEY HOMES LLC	5086 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 34 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440996	WEEKLEY HOMES LLC	5090 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 35 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542440998	WEEKLEY HOMES LLC	5094 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 36 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441002	WEEKLEY HOMES LLC	5067 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441004	WEEKLEY HOMES LLC	5063 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441012	WEEKLEY HOMES LLC	5045 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441014	WEEKLEY HOMES LLC	5039 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441016	WEEKLEY HOMES LLC	5033 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 29	50 - Conventional	$87,088.53	$7,094.70
0542441024	WEEKLEY HOMES LLC	5017 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441028	WEEKLEY HOMES LLC	5007 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441036	WEEKLEY HOMES LLC	5150 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441038	WEEKLEY HOMES LLC	5152 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441040	WEEKLEY HOMES LLC	5154 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441048	WEEKLEY HOMES LLC	5164 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441050	WEEKLEY HOMES LLC	5166 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441052	WEEKLEY HOMES LLC	5168 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 2	50 - Conventional	$87,088.53	$7,094.70
0542441102	WEEKLEY HOMES LLC	5108 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441108	WEEKLEY HOMES LLC	5122 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0542441110	WEEKLEY HOMES LLC	5126 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
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	$69,670.82	$5,675.76
0541860518	WILLIAM EARL AND LISA BARNES WILLIS	6273 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 59 BLOCK 8	70 - Conventional	$121,923.94	$9,932.58
0541860694	WILLIAM JOSEPH CAMPBELL IV AND PAIGE BRENNAN	6040 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 27 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860062	WILLIAM K AND DEIRDRE WILLIAMS	6336 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0542440922	WILLIAM SPENCER AND KELLIE ANN EBELING	5124 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 2	70 - Conventional	$121,923.94	$9,932.58
0541860692	WILLIAM SPENCER II AND TAYLOR BROOKE EBELING	6038 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 26 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
0541860056	YARINES SOLER TORRES	6356 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 1	50 - Conventional	$87,088.53	$7,094.70
0541860134	YOEL VILLAVICENCIO ROQUE ET AL	6259 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 3	50 - Conventional	$87,088.53	$7,094.70
0541860632	YOVAURIS BAUTIST URENA ROMERO	6202 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 9	50 - Conventional	$87,088.53	$7,094.70
0542440368	YSYW PROPERTIES LLC	6211 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 1	40 - Conventional	$69,670.82	$5,675.76
0541860478	ZACHARY LOUIS AND MORGAN NANCE LYCETT	5917 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 39 BLOCK 8	60 - Conventional	$104,506.23	$8,513.64
0541860662	ZEBADIAH KEITH LANIER	5948 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 10	40 - Conventional	$69,670.82	$5,675.76
					$170,835,000	**$13,917,135**

Note: The District contains approximately 869.617 acres. Please see legal description attached.


CURVE DATA TABLE
NO. | RADIUS | DELTA | ARC | CHORD | BEARING
1 | 1538.00 | 35°57'45" | 965.32 | 949.56 | S.18°31'09"W.
2 | 1662.00 | 11°47'42" | 342.14 | 341.54 | N.24°28'09"E.
3 | 1538.00 | 09°30'29" | 255.23 | 254.93 | S.05°23'11"W.
4 | 1538.00 | 13°10'11" | 440.46 | 439.18 | S.09°37'59"W.
5 | 2062.00 | 12°38'29" | 448.96 | 448.06 | S.08°18'50"W.
6 | 1517.00 | 00°48'04" | 21.21 | 21.21 | N.83°50'54"E.
7 | 1517.00 | 13°41'50" | 362.65 | 361.79 | N.79°30'13"E.
8 | 1672.00 | 13°05'54" | 382.33 | 381.40 | S.80°06'11"W.
9 | 1638.00 | 24°31'46" | 824.06 | 817.86 | S.12°48'34"W.
10 | 1637.50 | 17°29'13" | 354.88 | 354.17 | N.33°14'13"E.
11 | 1562.50 | 40°30'03" | 1104.49 | 1081.64 | N.49°15'03"E.
12 | 25.00 | 21°07'40" | 18.76 | 18.70 | S.41°16'21"E.
13 | 25.00 | 68°30'40" | 29.89 | 28.15 | N.56°31'41"E.
14 | 25.00 | 89°41'00" | 39.01 | 35.15 | N.50°11'43"W.
15 | 275.00 | 43°28'35" | 204.66 | 199.77 | S.13°47'42"W.
16 | 25.00 | 87°07'00" | 38.37 | 34.78 | N.09°33'05"W.
17 | 1938.00 | 09°24'15" | 284.96 | 284.71 | N.08°20'07"W.
18 | 1938.00 | 04°45'52" | 161.19 | 161.15 | N.01°45'52"W.
19 | 100.00 | 45°37'36" | 79.63 | 77.56 | S.48°36'43"W.
20 | 267.00 | 09°21'31" | 43.97 | 43.93 | S.80°06'11"W.
21 | 723.00 | 09°28'05" | 107.03 | 106.93 | S.89°52'01"W.
22 | 286.00 | 84°56'01" | 424.02 | 386.04 | N.45°25'08"W.
23 | 2326.88 | 08°36'11" | 348.71 | 348.38 | N.08°14'20"W.
24 | 1677.98 | 05°41'01" | 166.45 | 166.38 | N.09°41'25"W.
25 | 105.00 | 85°22'03" | 156.44 | 142.37 | N.49°31'56"W.
26 | 25.00 | 91°58'02" | 40.11 | 35.94 | S.41°46'31"W.
WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
AFTER BOUNDARY MODIFICATION
784.046 Ac.±
- 25.166 Ac.±
758.880 Ac.±
+ 41.326 Ac.±
800.206 Ac.±
+ 69.411 Ac.±
869.617 Ac.±
EXPANSION PARCEL 1
(PHASE E)
BOUNDARY AMENDMENT
(Instrument No. 2025070821)
EXPANSION PARCEL 2
(PHASE I)
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SEE DETAIL "A" ON SHEET 2
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Waterset South
Community Development District
Supplemental District Engineer's Report
Series 2026 Project (2026 Assessment Area)
February 2026

Prepared for:

Waterset South
Community Development District
Hillsborough County, Florida

Prepared by:

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

February 5, 2026

Board of Supervisors
Waterset South Community Development District
C/0 Rizzetta & Company
5020 West Linebaugh Ave, Suite 240
Tampa, FL 33624

Re: **Waterset South Community Development District**
Supplemental Engineer's Report – Series 2026 Project

Dear Board of Supervisors,

We are pleased to present herein the Supplemental Report of the District Engineer ("Report") for the 2026 Assessment Area ("Series 2026 Project"), a component of the Master Capital Improvement Plan ("Master CIP") outlined in the Waterset South Community Development District Master Report of District Engineer Master Capital Improvement Plan dated August, 2022. The 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. The anticipated Series 2026 Special Assessment Revenue Bonds ("Bonds") will be issued to finance the construction of certain public improvements necessary to support the 2026 Assessment Area of 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

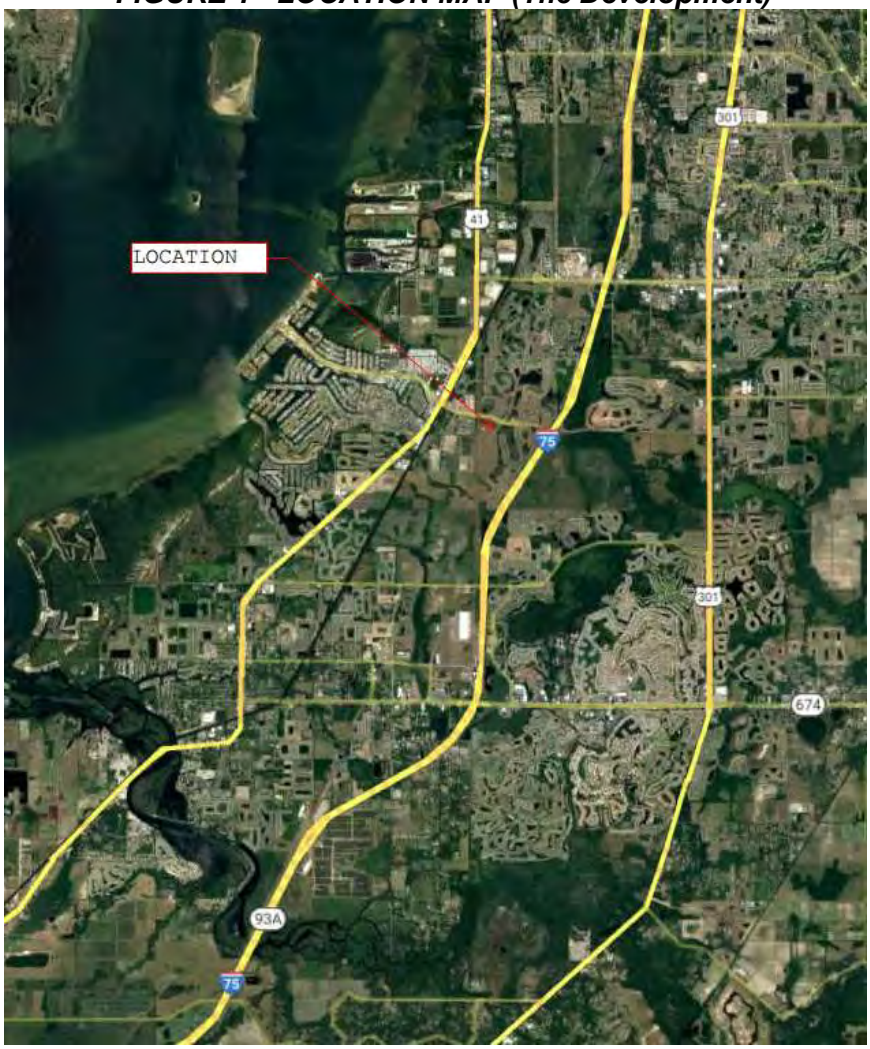
OVERVIEW

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)



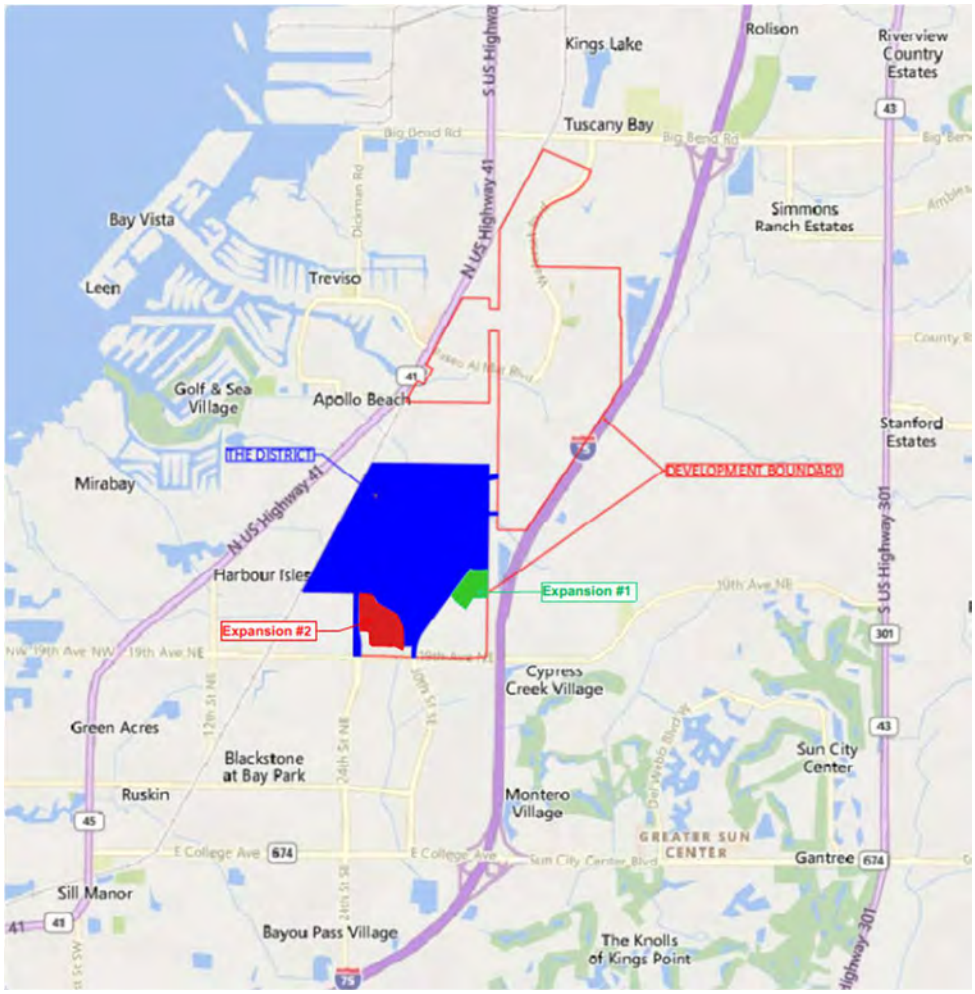
The District

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 41.33 acres.

On January 13, 2026, by Ordinance No. 26-3, the District expanded to include Waterset Wolf Creek Phase I, approximately 69.41 acres. The District now encompasses approximately 869.6 acres. (See Figure 2 and **Exhibit A**)

FIGURE 2 - LOCATION MAP (The District)



2026 ASSESSMENT AREA

The 2026 Assessment Area consists of approximately 269.21 acres within the District as shown in **Exhibit B.** The 2026 Assessment Area includes Phases C2, H2, and I; consisting of 575 single-family housing units with the proposed product mix shown in Table 1 below. Current permit information can be found in **Exhibit C**.

The purpose of this report is to provide a description of the improvements that may be financed by the District for the 2026 Assessment Area ("the 2026 Project"). Refer to **Exhibit D** in this report for a cost summary of the 2026 Project.

This Engineer's Report reflects the District's present intentions. The 2026 Project is a component of the Master Project which provides a system of master improvements to the lands within the District. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the 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 environmental 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 2026 Project described and the contingency costs included are reasonable.

TABLE 1

Currently Anticipated Product/Unit Mix for the CIP

Phase	Lot Width	Count	Total
2022 Assessment Area			
A (Conventional)	40'	50	134
	50'	59	
	60'	25	
D1 (Conventional)	40'	58	58
D2 (Conventional)	40'	28	148
	50'	46	
	60'	50	
	70'	24	
G1 (Conventional)	40'	128	258
	50'	77	
	60'	51	
	70'	2	
2024 Assessment Area			
B (Age Qualified)	36' PV	46	182
	50'	77	
	60'	59	
G2 (Conventional)	50'	167	303
	60'	86	
	70'	50	
2025 Assessment Area			
C1 (Age Qualified)	36' PV	10	92
	50'	73	
	60'	9	
H1 (Conventional)	40'	55	71
	50'	9	
	60'	7	
E (Conventional)	20' Townhomes	132	280
	24' Townhomes	72	
	31.25' Cluster Detached *	76	
2026 Assesment Area			
C2 (Age Qualified)	36' PV	44	278
	50'	103	
	60'	131	
H2 (Conventional)	40'	16	115
	50'	68	
	60'	7	
	70'	24	
I (Conventional)	40'	60	182
	50'	64	
	60'	30	
	70'	28	
Total			2101

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

THE 2026 PROJECT

The 2026 Project includes infrastructure improvements that will provide special benefit to all assessable land within the 2026 Assessment Area. 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 2026 Project is **$23,728,546** Refer to **Exhibit D** for a summary of the costs by infrastructure category. The estimated timetable to implement the 2026 Project is 2025-2027.

EARTHWORK

The District presently intends to provide funding for the earthwork required to support the 2026 Assessment Area. 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. 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.

The earthwork associated with the fill of the local roadways within Phase C2 is eligible for funding by the District to ensure adequate stormwater collection. The earthwork associated with the fill for the lot pads within Phase C2 is ineligible for funding by the District and will be the responsibility of the Developer.

ROADWAYS

The 2026 Assessment Area includes portions of roadways that will serve the District, including 4,200 LF of Waterset Boulevard. Waterset Boulevard is a two-lane divided roadway with a 124’ right-of-way.

Waterset Boulevard is 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 H2 and I will be constructed or acquired by the District then dedicated for maintenance by Hillsborough County.

The local roadways within Phase C2 will not be eligible for District funding and will be funded solely by the Developer. The local roadways within Phase 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.

The total estimated cost of the eligible roadways within the 2026 Assessment Area is included within the Opinion of Probable Cost in **Exhibit D**.

WASTEWATER COLLECTION

The District will provide the sanitary sewer collection system for the 2026 Assessment Area. 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, one pump station, and force mains. The constructed systems will be constructed or acquired by the District then dedicated to Hillsborough County for operation and maintenance.

WATER DISTRIBUTION SYSTEM

The District will provide the potable water facilities required to support the 2026 Assessment Area. 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 2026 project will consist of 12", 8", 6" and 4" watermains with appurtenant valves and fire hydrants. The constructed systems will be constructed or acquired by the District then dedicated to Hillsborough County for operation and maintenance.

RECLAIMED WATER DISTRIBUTION SYSTEM

The District will provide the reclaimed water facilities required to support the 2026 Assessment Area. 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 2026 Assessment Area will consist of 12", 8", 6" and 4" reclaimed watermains with appurtenant valves. The constructed systems will be constructed or acquired by the District then dedicated to Hillsborough County for operation and maintenance.

STORMWATER MANAGEMENT

The District will provide stormwater management facilities required to support the 2026 Assessment Area. 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 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 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.

LANDSCAPING, HARDSCAPE, AND IRRIGATION

Significant landscape features, and associated irrigation systems are planned for the District. These features include landscaping of the main roadways, parks, common areas, and perimeter buffer areas. The landscaping and irrigation necessary for the 2026 Assessment Area may be funded and/or maintained by the District.

Any landscaping and irrigation behind the gates within Phase C2 may not be funded or maintained by the District. The estimated cost of the landscaping and irrigation behind the gate within Phase 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 supporting the 2026 Assessment Area may be funded and/or maintained by the District.

The gated entry features for Phase 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.

CONTINGENCY

This category includes the cost for adjustments because 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.

2026 PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements for the 2026 Assessment Area, including impact fee creditable roadways as detailed in **Exhibit D**, are estimated to be **$23,728,546**. The infrastructure improvements include roads, streetlights, sewer, water, reclaimed water, stormwater management systems, off-site roadway improvements, hardscape and landscaping and associated irrigation systems, and recreational and amenity facilities within the 2026 Assessment Area that will ultimately be utilized by the residents of the District, and, with respect to roadways and recreational facilities financed by the District, the general public.

SUMMARY AND CONCLUSION

The infrastructure included within the 2026 Project, as outlined above, is necessary for the functional development of a portion of the District's Master Capital Improvement Plan which is comprised of a system of interrelated master improvements supporting the development of the lands within the District. 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.

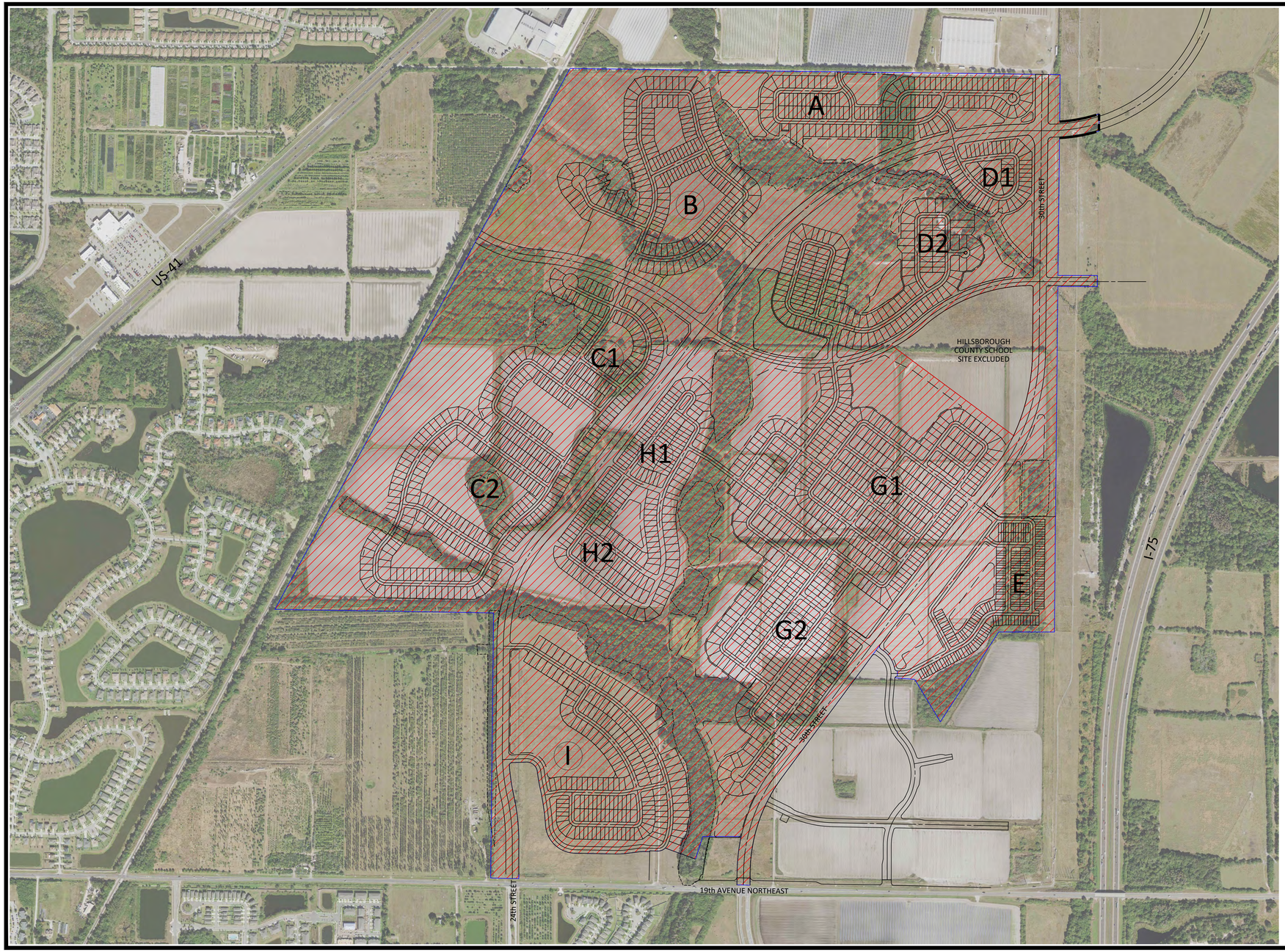
The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

EXHIBITS

Exhibit A	District Boundary Exhibit
Exhibit B	The 2026 Assessment Area Boundary Exhibit
Exhibit C	The 2026 Assessment Area Permit Summary
Exhibit D	The 2026 Assessment Area Opinion of Probable Capital Project Cost
Exhibit E	The 2026 Assessment Area Boundary Metes and Bounds Description

EXHIBIT A

DISTRICT BOUNDARY EXHIBIT



L E G E N D

Waterset South CDD Property - 869.68 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
Phase I	182
Total	2101

Waterset South CDD

Boundary Exhibit

Hillsborough County, FL

NEWLAND

DATE	DESCRIPTION	BY
11/24/25	PHASE I EXPANSION	CWS
07/17/25	PHASE E EXPANSION	M. BERG

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"

N

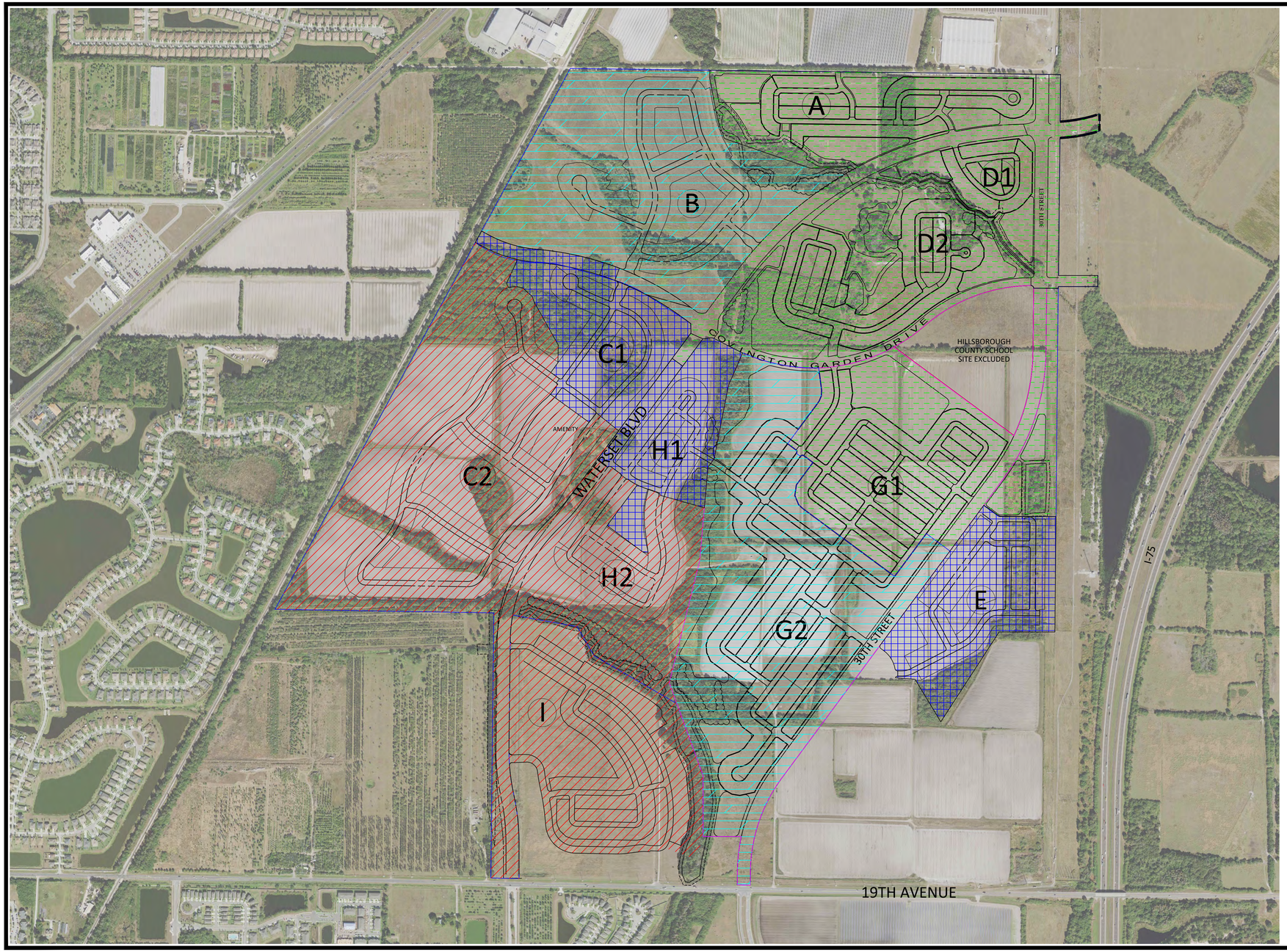
HEIDT DESIGN
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Phone:(813) 253-5311
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EXHIBIT B

2026 ASSESSMENT AREA BOUNDARY EXHIBIT



L E G E N D

- 2022 ASSESSMENT AREA - 256.34 Acres
- 2024 ASSESSMENT AREAS - 234.57 ACRES
- 2025 ASSESSMENT AREAS - 110.22 ACRES
- 2026 ASSESSMENT AREAS - 269.21 Acres

Waterset South CDD Lot Count	
2022 Assessment Area	
Phase A	134
Phase D1	58
Phase D2	148
Phase G1	258
Subtotal	598
2024 Assessment Area	
Phase B	182
Phase G2	303
Subtotal	485
2025 Assessment Area	
Phase C1	92
Phase H1	71
Phase E	280
Subtotal	443
2026 Assessment Areas	
Phase C2	278
Phase H2	115
Phase I	182
Subtotal	575
Total	2101

Waterset South CDD

2026 Assessment Area Boundary Exhibit

Hillsborough County, FL

NEWLAND

DATE	DESCRIPTION	BY
11/24/25	ADDED PHASE I	CWS

DATE: 09/08/2023 JOB #: CDD-WS-1000

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"

N

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R:\WATERSET\WOLF CREEK\CDD\PROJECT MANAGEMENT\ENGINEER'S REPORT\SUPPLEMENTAL 2026\WATERSET SOUTH CDD EXHIBITS_2026.DWG-ARCH-D 500 SCALE 2026/02/04 8:59 AM CATHERINE BLUZEVILLE-KALE

EXHIBIT C

2026 ASSESSMENT AREA 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	ROW29685S	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
	SWFWMD	Environmental Resource Permit	43018888.08	5/25/2021	5/25/2026
Phase A and D1	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 Comr	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	ROW29910S	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	0125322-2140-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
Phase G	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
	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
	Hillsbrough County	Service Application Request	21-0115	10/29/2021	10/29/2023
	Hillsbrough County	Service Application Request	21-0114	10/29/2021	10/29/2023
	Florida Fish and Wildlife Conservation Comr	Gopher Tortoise	GTT-22-00395	2/28/2022	2/28/2023
	Florida Fish and Wildlife Conservation Comr	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
	Hillsbrough 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	Project ID # 5502	5/13/2025	5/13/2027
	SWFWMD	Environmental Resource Permit	43018888.125	9/12/2025	9/12/2030
	Florida Dept. of Environmental Prot.	Wastewater Permit	0401933-006-DWC	9/11/2025	9/11/2027
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2356-DSGP DEP	9/16/2025	9/16/2027
	Hillsbrough County	C-1 Service Application Request	23-0267	11/21/2024	11/21/2026
	Hillsbrough County	C-2 Service Application Request	23-0268	11/21/2024	11/21/2026
Phase H	Hillsborough County	Preliminary Plat	Project ID # 5502	5/6/2024	11/6/2024
	Hillsborough County	Preliminary Plat - 1st Revision	Project ID # 5502	7/11/2025	12/30/2025
	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	43018888.127	10/15/2025	10/15/2030
	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
	Hillsbrough County	H-2 Service Application Request	23-2042	12/15/2023	12/15/2025
Phase I	Hillsborough County	Preliminary Plat			
	Hillsborough County	Construction Plans			
	SWFWMD	Environmental Resource Permit			
	Florida Dept. of Environmental Prot.	Wastewater Permit			
	Florida Dept. of Health - HC	Potable Water Permit			
	Hillsbrough County	Service Application Request			
Waterset Blvd & Phase C-H-I Mass Grading	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 Comr	Migratory Bird Nest Removal	LSNR-25-00047	4/4/2025	4/4/2026

EXHIBIT D

2026 ASSESSMENT AREA OPINION OF PROBABLE CAPITAL PROJECT COST

Waterset South CDD - 2026 Assessment Area

Opinion of Probable Construction Cost

Summary

CLEARING & EARTHWORK:	$	7,765,000.00
ROADWAY / CURB & GUTTER:	$	2,055,000.00
SANITARY SEWER COLLECTION SYSTEM:	$	1,948,000.00
WATER DISTRIBUTION SYSTEM:	$	1,535,000.00
RECLAIMED WATER DISTRIBUTION SYSTEM:	$	1,105,000.00
STORMWATER MANAGEMENT:	$	3,982,000.00
19TH AVENUE IMPROVEMENTS:	$	-
LANDSCAPING / HARDSCAPE / IRRIGATION:	$	875,000.00
RECREATIONAL FACILITIES:	$	120,000.00
PRIMARY AMENITY:	$	-
PROFESSIONAL SERVICES:	$	2,856,000.00
CONTINGENCY (6.7%):	$	1,487,546.00
TOTAL:	$	23,728,546.00

Notes:

1. The estimated development timetable is 2025 - 2027

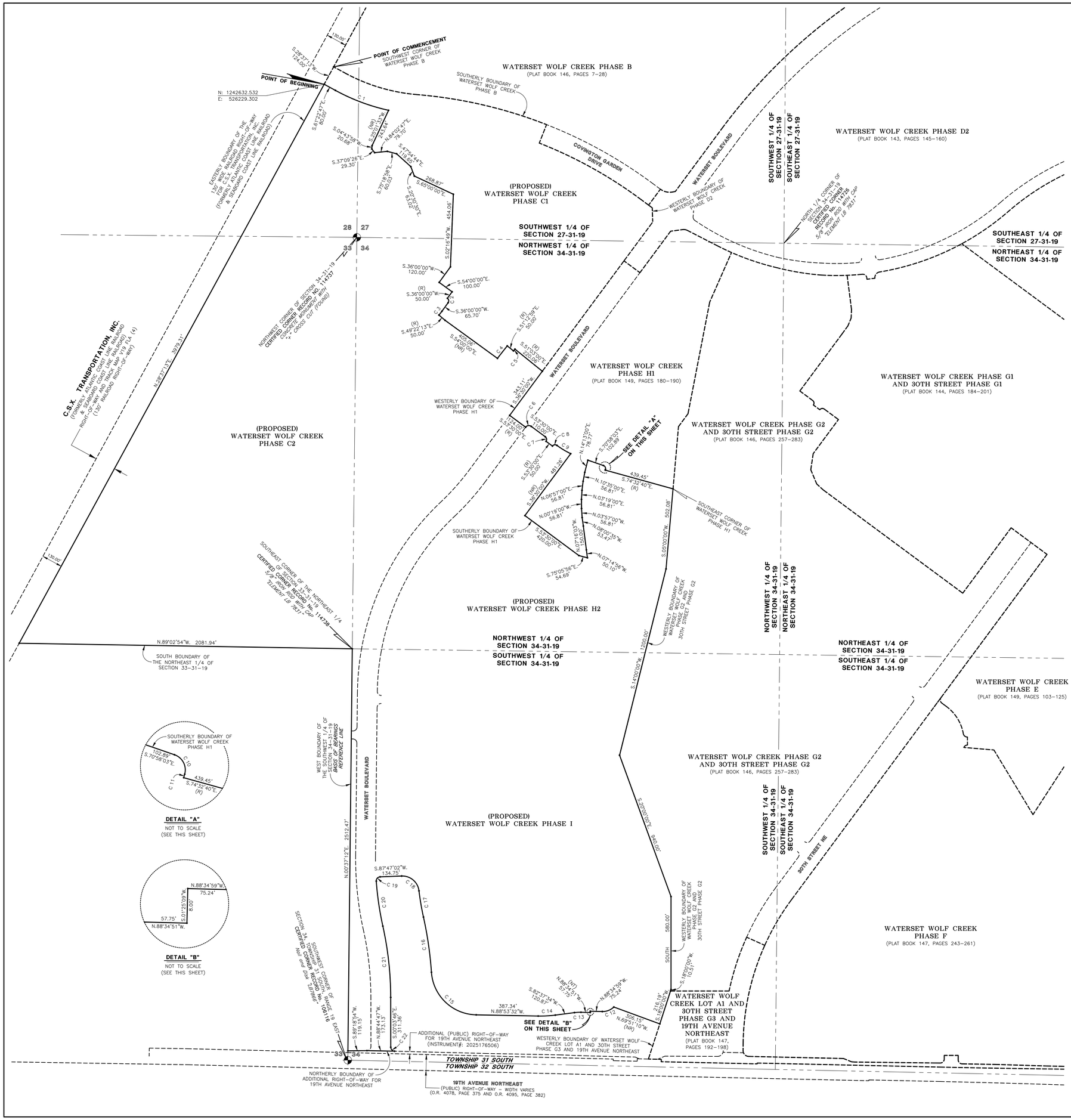
2. Estimates are based on 2025 costs.

3. Excludes grading associated with lot pads.

4. Includes entry features, signage, landscape, hardscape, irrigation, and CDD perimeter fencing.

EXHIBIT E

2026 ASSESSMENT AREA BOUNDARY METES AND BOUNDS DESCRIPTION



SCALE: 1" = 200'

0 200 400

SCALE IN FEET

BASIS OF BEARINGS

The West boundary of the Southwest 1/4 of Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of N.00°37'12"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

CARDINAL BEARING NOTE:
Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

LEGEND:
1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. (NT) indicates non-tangent line

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1262.00	16°09'23"	355.86	354.69	S.69°27'29"E.
2	20.00	90°00'00"	31.42	28.28	S.09°00'00"E.
3	375.00	04°37'47"	30.30	30.29	S.38°18'53"W.
4	5025.00	01°07'48"	99.10	99.10	N.38°13'07"E.
5	4975.00	00°09'59"	14.45	14.45	N.38°52'00"E.
6	25.00	90°00'00"	39.27	35.36	N.81°30'00"E.
7	20.00	90°00'00"	31.42	28.28	S.08°30'00"E.
8	20.00	90°00'00"	31.42	28.28	N.81°30'00"E.
9	525.00	11°58'50"	100.61	100.46	S.58°59'25"E.
10	20.00	86°45'18"	30.28	27.47	S.27°35'24"E.
11	775.00	00°19'55"	4.49	4.49	S.15°37'18"W.
12	100.00	45°30'36"	79.43	77.36	S.68°39'43"W.
13	267.00	08°47'27"	40.97	40.93	S.87°01'17"W.
14	723.00	08°28'55"	107.03	106.93	S.86°52'01"W.
15	286.00	84°56'47"	424.02	386.24	N.46°25'08"W.
16	2326.88	08°35'11"	348.71	348.38	N.08°14'20"W.
17	1677.98	05°41'01"	166.45	166.38	N.09°41'25"W.
18	105.00	85°22'03"	156.44	142.37	N.49°31'56"W.
19	25.00	91°55'02"	40.11	35.94	S.41°49'31"W.
20	1938.00	08°24'15"	284.26	284.01	S.08°20'07"E.
21	2062.00	12°28'29"	448.95	448.06	S.06°18'00"E.
22	25.00	88°31'40"	38.63	34.90	S.44°19'36"E.

WATERSET SOUTH
2026 CDD ASSESSMENT AREA

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

COMMENCE at the Southwest corner of WATERSET WOLF CREEK PHASE B, according to the plat thereof, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, also being a point on the 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), run thence along said Easterly boundary of the C.S.X. Transportation, Inc. (formerly Atlantic Coast Line Railroad and Seaboard Coast Line Railroad), S.28°37'13"W., 124.00 feet to the **POINT OF BEGINNING**; thence S.61°22'47"E., 80.00 feet to a point of curvature; thence Easterly, 355.86 feet along the arc of a curve to the left having a radius of 1262.00 feet and a central angle of 16°09'23" (chord bearing S.69°27'29"E., 354.69 feet); thence S.25°01'33"W., 243.64 feet; thence S.04°43'58"W., 20.68 feet; thence S.37°09'26"E., 29.30 feet; thence N.84°02'47"E., 79.70 feet; thence S.47°44'44"E., 119.65 feet; thence S.20°30'20"E., 63.02 feet; thence S.65°00'00"E., 268.87 feet; thence S.02°16'49"W., 454.06 feet; thence S.36°00'00"W., 120.00 feet; thence S.54°00'00"E., 100.00 feet; thence S.36°00'00"W., 50.00 feet to a point on a curve; thence Southerly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.09°00'00"E., 28.28 feet) to a point of tangency; thence S.36°00'00"W., 65.70 feet to a point of curvature; thence Southwesterly, 30.30 feet along the arc of a curve to the right having a radius of 375.00 feet and a central angle of 04°37'47" (chord bearing S.38°18'53"W., 30.29 feet); thence S.49°22'13"E., 50.00 feet; thence S.54°00'00"E., 405.06 feet to a point on a curve; thence Northeasterly, 99.10 feet along the arc of a curve to the right having a radius of 5025.00 feet and a central angle of 01°07'48" (chord bearing N.38°13'07"E., 99.10 feet); thence S.51°12'59"E., 50.00 feet to a point on a curve; thence Northeasterly, 14.45 feet along the arc of said curve to the right having a radius of 4975.00 feet and a central angle of 00°09'59" (chord bearing N.38°52'00"E., 14.45 feet); thence S.51°03'00"E., 220.06 feet to a point on the Westerly boundary of WATERSET WOLF CREEK PHASE H1, according to the plat thereof, as recorded in Plat Book 149, Pages 180 through 190 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of WATERSET WOLF CREEK PHASE H1, S.36°30'00"W., 343.11 feet; thence along the Southerly boundary of said WATERSET WOLF CREEK PHASE H1, the following twenty-three (23) courses: 1) S.53°30'00"E., 124.00 feet to a point on a curve; 2) Easterly, 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.81°30'00"E., 35.36 feet) to a point of tangency; 3) S.53°30'00"E., 110.00 feet to a point of curvature; 4) Southerly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.08°30'00"E., 28.28 feet); 5) S.53°30'00"E., 50.00 feet to a point on a curve; 6) Easterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.81°30'00"E., 28.28 feet) to a point of reverse curvature; 7) Southeasterly, 100.61 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 10°58'50" (chord bearing S.58°59'25"E., 100.46 feet); 8) S.36°30'00"W., 481.26 feet; 9) S.53°30'00"E., 420.00 feet; 10) S.75°05'56"E., 54.69 feet; 11) N.07°14'56"W., 50.10 feet; 12) N.07°16'03"W., 150.00 feet; 13) N.08°00'35"W., 53.47 feet; 14) N.03°57'00"W., 56.81 feet; 15) N.00°19'00"W., 56.81 feet; 16) N.03°19'00"E., 56.81 feet; 17) N.06°57'00"E., 56.81 feet; 18) N.10°35'00"E., 78.77 feet; 19) N.14°13'00"E., 76.77 feet; 20) S.70°58'03"E., 102.89 feet to a point of curvature; 21) Southeasterly, 30.28 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 86°45'18" (chord bearing S.27°35'24"E., 27.47 feet) to a point of reverse curvature; 22) Southerly, 4.49 feet along the arc of a curve to the left having a radius of 775.00 feet and a central angle of 00°19'55" (chord bearing S.15°37'18"W., 4.49 feet); 23) S.74°32'40"E., 439.45 feet to the Southeast corner of said WATERSET WOLF CREEK PHASE H1, also being a point on the Westerly boundary of WATERSET WOLF CREEK PHASE G2 AND 30TH STREET PHASE G2, according to the plat thereof, as recorded in Plat Book 146, Pages 257 through 283 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of WATERSET WOLF CREEK PHASE G2 AND 30TH STREET PHASE G2, the following five (5) courses: 1) S.05°00'00"W., 502.08 feet; 2) S.14°00'00"W., 1200.00 feet; 3) S.20°00'00"E., 940.00 feet; 4) SOUTH, 580.00 feet; 5) S.18°00'00"W., 10.51 feet to a point on the Westerly boundary of WATERSET WOLF CREEK LOT A1 AND 30TH STREET PHASE G3 AND 19TH AVENUE NORTHEAST, according to the plat thereof, as recorded in Plat Book 147, Pages 192 through 198 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of WATERSET WOLF CREEK LOT A1 AND 30TH STREET PHASE G3 AND 19TH AVENUE NORTHEAST, continue S.18°00'00"W., 306.15 feet to a point on a curve; thence Westerly, 79.43 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 45°30'36" (chord bearing S.68°39'43"W., 77.36 feet) to a point of tangency; thence N.88°34'59"W., 75.24 feet; thence S.01°25'09"W., 8.00 feet; thence N.88°34'51"W., 57.75 feet to a point on a curve; thence Westerly, 40.97 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 08°47'27" (chord bearing S.87°01'17"W., 40.93 feet) to a point of tangency; thence S.82°37'34"W., 120.87 feet to a point of curvature; thence Westerly, 107.03 feet along the arc of a curve to the right having a radius of 723.00 feet and a central angle of 08°28'55" (chord bearing S.86°52'01"W., 106.93 feet) to a point of tangency; thence N.88°53'32"W., 387.34 feet to a point of curvature; thence Northwesterly, 424.02 feet along the arc of a curve to the right having a radius of 286.00 feet and a central angle of 84°56'47" (chord bearing N.46°25'08"W., 386.24 feet) to a point of reverse curvature; thence Northerly, 348.71 feet along the arc of a curve to the left having a radius of 2326.88 feet and a central angle of 08°35'11" (chord bearing N.08°14'20"W., 348.38 feet) to a point of reverse curvature; thence Northerly, 166.45 feet along the arc of a curve to the right having a radius of 1677.98 feet and a central angle of 05°41'01" (chord bearing N.09°41'25"W., 166.38 feet) to a point of reverse curvature; thence Northwesterly, 156.44 feet along the arc of a curve to the left having a radius of 105.00 feet and a central angle of 85°22'03" (chord bearing N.49°31'56"W., 142.37 feet) to a point of tangency; thence S.87°47'02"W., 134.75 feet to a point of curvature; thence Southwesterly, 40.11 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°55'02" (chord bearing S.41°49'31"W., 35.94 feet) to a point of compound curvature; thence Southerly, 284.26 feet along the arc of a curve to the left having a radius of 1938.00 feet and a central angle of 08°24'15" (chord bearing S.08°20'07"E., 284.01 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., 311.36 feet to a point of curvature; thence Southeasterly, 38.63 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°31'40" (chord bearing S.44°19'36"E., 34.90 feet) to a point on the Northerly boundary of the Additional (Public) Right-of-Way for 19TH AVENUE NORTHEAST, as recorded in Instrument Number 2025176506, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the Additional (Public) Right-of-Way for 19TH AVENUE NORTHEAST, the following two (2) courses: 1) N.88°44'47"W., 173.13 feet; 2) S.89°18'54"W., 119.15 feet to a point on the West boundary of the Southwest 1/4 of the aforesaid Section 34; thence along said West boundary of the Southwest 1/4 of Section 34, N.00°37'12"E., 2512.47 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 on the aforesaid 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); thence along said Easterly boundary of the C.S.X. Transportation, Inc. (formerly Atlantic Coast Line Railroad and Seaboard Coast Line Railroad), N.28°37'13"E., 3979.31 feet to the **POINT OF BEGINNING.**

Containing 269.212 acres, more or less.

WATERSET SOUTH
2026 CDD ASSESSMENT AREA

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

DESCRIPTION SKETCH
(Not a Survey)

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

No.	Date	Description	Dwn.

REVISIONS

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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: WTS | Checked: JLS | Order No.: AMI-WSN-WS-181
Date: 1/7/26 | Dwg: WSET-SOUTH 2026 CDD ASSESS-DS.dwg
File Path: P:\Watterset\CDD\South CDD\2026 ASSESSMENT AREA DSK-02-0
SECTIONS 27,28,33&34, TOWNSHIP 31 SOUTH, RANGE 19 EAST

SHEET NO. 1 OF 1 SHEETS

Tab 5

Rizzetta & Company

Waterset South
Community Development District

Preliminary Supplemental
Special Assessment Allocation Report

Special Assessment Revenue Bonds, Series 2026

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

February 12, 2026

TABLE OF CONTENTS

		Page
I.	INTRODUCTION	1
II.	DEFINED TERMS	1
III.	DISTRICT INFORMATION	2
IV.	SERIES 2026 PROJECT	2
V.	PRELIMINARY SERIES 2026 BONDS AND ASSESSMENTS	3
VI.	PRELIMINARY SERIES 2026 ASSESSMENT ALLOCATION	3
VII.	PREPAYMENT OF SERIES 2026 ASSESSMENTS	4
VIII.	ADDITIONAL STIPULATIONS	5
EXB "A"	PRELIMINARY ALLOCATION METHODOLOGY	6

INDEX OF TABLES

Table	Description	Page
1	CURRENT DEVELOPMENT PLAN	A-1
2	SERIES 2026 PROJECT COSTS AND FUNDING	A-2
3	PRELIMINARY FINANCING INFORMATION – SERIES 2026 BONDS	A-3
4	PRELIMINARY FINANCING INFORMATION – SERIES 2026 ASSESSMENTS	A-3
5	PRELIMINARY ASSESSMENT ALLOCATION – SERIES 2026 ASSESSMENTS	A-4
6	PRELIMINARY CONTRIBUTION CALCULATION	A-5
	PRELIMINARY SERIES 2026 ASSESSMENT ROLL	A-6
	SERIES 2026 ASSESSMENT AREA LEGAL DESCRIPTION	

I. INTRODUCTION

This Preliminary Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds to finance a capital infrastructure project by the Waterset South Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District proposes to issue Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), and has retained Rizzetta & Company, Incorporated to prepare a methodology for allocating the special assessments expected to be levied by the District in connection with the transaction.

II. DEFINED TERMS

"Capital Improvement Program" – (CIP) Construction and/or acquisition of public infrastructure planned for the District.

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

"District" – Waterset South Community Development District.

"End User" – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

"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.

"Indentures" – The Master Trust Indenture dated December 1, 2022 and the Fourth Supplemental Trust Indenture to be dated February 1, 2026, each between the District and U.S. Bank Trust Company, National Association, as trustee.

"Master Report" – The Second Amendment to Master Special Assessment Allocation Report dated January 8, 2026.

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

"**Series 2026 Assessments**" – Special Assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District's Series 2026 Bonds.

"Series 2026 Assessment Area" – Phases C-2, H-2, and I of development within the District consisting of 269.212 acres and expected to include 575 residential units.

"Series 2026 Bonds" – $9,590,000 (Estimated Par Amount) Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026.

"Series 2026 Project" – Construction/acquisition of a portion of the CIP allocable to the Series 2026 Assessment Area in the estimated amount of $23,728,546.

"True-Up Agreement" – The Agreement regarding the True-Up and payment of special assessments (Series 2026 Project) between the District and the Developer.

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

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The District was established pursuant to Hillsborough County Ordinance No. 22-19 which became 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. In January 2026, the District's boundaries were further expanded by approximately 69.411 acres pursuant to Hillsborough County ordinance number 26-3 to include "Phase I" of the District. The District now encompasses approximately 869.617 acres of land located entirely within Hillsborough County, Florida and is currently planned for an estimated total of 2,101 single family residential units.

The District is anticipating its fourth bond issuance, which will be secured by the Series 2026 Assessments, levied over the acreage of the Series 2026 Assessment Area, and allocated on a first platted, first assigned basis. The Series 2026 Assessments will be initially assigned to the Unplatted Parcels within the Series 2026 Assessment Area on a equal assessment per acre basis. Table 1 illustrates the product mix for the units planned within the Series 2026 Assessment Area which are expected to support repayment of the Series 2026 Bonds.

IV. SERIES 2026 PROJECT

The Series 2026 Project is a component of the District's CIP which provides a master system of improvements to the benefitting lands within the District. The Series 2026 Project allocable to the Series 2026 Assessment Area will be partially constructed and/or acquired with the proceeds of the Series 2026 Bonds. The estimated cost of the Series 2026 Project is $23,728,546 of which it is estimated $8,445,800 will be funded with proceeds from the Series 2026 Bonds. The District will issue the Series 2026 Bonds to fund a portion of the Series 2026 Project in the estimated aggregate principal amount of $9,590,000. Following the issuance of the Series 2026 Bonds, the District's unfunded CIP costs are expected to be funded at the District's sole discretion. For additional details on the Series 2026 Project and the unfunded CIP costs, see Table 2 as well as the District Engineer's Supplemental Engineer's Report dated

February 2026.

V. PRELIMINARY SERIES 2026 BONDS AND ASSESSMENTS

In order to provide for the Series 2026 Project funding described in Section IV above, the District expects to issue the Series 2026 Bonds in the estimated aggregate principal amount of $9,590,000. The Series 2026 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payments shall occur every May 1 and November 1 from the date of issuance until maturity. The first scheduled payment of coupon interest is estimated to be due on May 1, 2026, although interest is estimated to be capitalized through November 1, 2026. The first annual principal payment is estimated to be due on May 1, 2027 and on each May 1 thereafter until final maturity, with the estimated maximum annual debt service at $670,312. The preliminary general financing terms of the Series 2026 Bonds are summarized on Table 3.

The Series 2026 Bonds will be secured by the revenues derived from the Series 2026 Assessments. The Series 2026 Assessments will initially be levied in the estimated principal amount of $9,590,000 and shall be structured in the same manner as the Series 2026 Bonds, so that revenue from the Series 2026 Assessments is sufficient to fulfill the debt service requirements of the Series 2026 Bonds.

It is expected that the Series 2026 Assessment installments assigned to Platted Units will be collected via the Hillsborough County property tax bill process (Uniform Method of Collection per Section 197.3632, Florida Statutes) [1]. Accordingly, the Series 2026 Assessments will be adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

VI. PRELIMINARY SERIES 2026 ASSESSMENT ALLOCATION

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's CIP. As stated therein, the CIP cost per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2026 Bonds will fund a portion of the District's Series 2026 Project, which is expected to be constructed or acquired in a manner generally proportionate to the construction of improvements for the overall CIP. Accordingly, it is expected that the improvements funded by the Series 2026 Bonds will confer benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper to impose Series 2026 Assessments on the units specified in Table 5, as well as the District's Preliminary Series 2026 Assessment Roll.

1 The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.

A. Assessment Allocation

The Series 2026 Assessments are expected to ultimately be allocated to the units shown on Table 5. The Series 2026 Assessments are to be allocated based on target annual assessments provided by the Developer. As allocated, the Series 2026 Assessments fall within the cost/benefit thresholds, as well as the maximum assessment levels, established by the Master Report. The District will recognize in-kind contributions of infrastructure by the Developer in the estimated amount of $1,189,565 as an assessment credit to the product types specified in Table 6, in order to reach target assessment levels. See table 6 for the contribution calculation.

The Preliminary Series 2026 Assessment Roll is located on page A-6.

B. Assignment of Assessments

The Series 2026 Bonds and Series 2026 Assessments have been sized based on the expectation that the Series 2026 Assessments will be fully absorbed by the 575 residential units planned in Phases C-2, H-2, and I within the Series 2026 Assessment Area. Series 2026 Assessments will be initially levied to the Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Series 2026 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, thereby reducing the Series 2026 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Series 2026 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 Developer, the Series 2026 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer 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 actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel 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 Series 2026 Project are added to the District boundaries, whether by boundary amendment or increase in density, Series 2026 Assessments will be allocated to such lands, pursuant to the methodology described herein.

VII. PREPAYMENT OF SERIES 2026 ASSESSMENTS

The Series 2026 Assessments encumbering a parcel may be prepaid in part or in full at any time, without penalty, together with interest at the rate on the Series 2026 Bonds

to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2026 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in the net decrease in the overall principal amount of Series 2026 Assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. At the time that any residential plat is presented to the District, the District shall determine if the par debt of all outstanding Series 2026 Bonds can be assigned to the total number of Units to be developed, taking into account the submitted plat. If not, the District shall determine the remaining par debt of all outstanding Series 2026 Bonds unassigned to Units and the total number of developable acres owned by the Developer remaining to be platted. At this time, a debt reduction payment in the amount equal to the par debt that is not capable of being assigned to the total number of developable acres, plus any applicable interest charges and collection fees shall become due and payable prior to the District's approval of the plat, in addition to the regular assessment installment payable for lands owned by the Developer for that tax year.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess Series 2026 Assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of Series 2026 Assessments for all assessed properties.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, District underwriter, and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information transactions beyond restatement of the information necessary for compilation of this report.

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

EXHIBIT A:

PRELIMINARY ALLOCATION METHODOLOGY

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026

TABLE 1: CURRENT DEVELOPMENT PLAN [1]

PRODUCT	PHASE C-2	Phase H-2	Phase I	TOTAL
Age Qualified				
Villa 36'	44	0	0	44
Single Family 50'	103	0	0	103
Single Family 60'	131	0	0	131
Conventional				
Single Family 40'	0	16	60	76
Single Family 50'	0	68	64	132
Single Family 60'	0	7	30	37
Single Family 70'	0	24	28	52
TOTAL:	**278**	**115**	**182**	**575**

[1] Preliminary development plan for the Series 2026 Assessment Area. The unit mix is not fixed until all lots are platted.

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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026

TABLE 2: SERIES 2026 PROJECT COSTS AND FUNDING

DESCRIPTION		ESTIMATED TOTAL
Clearing & Earthwork	$	7,765,000
Roadway / Curb & Gutter	$	2,055,000
Sanitary Sewer Collection System	$	1,948,000
Water Distribution System	$	1,535,000
Reclaimed Water Distribution System	$	1,105,000
Stormwater Management	$	3,982,000
19th Avenue Improvements	$	-
Landscaping / Hardscape / Irrigation	$	875,000
Recreational Facilities	$	120,000
Primary Amenity	$	-
Professional Services	$	2,856,000
Contingency (6.7%)	$	1,487,546
Total Estimated Series 2026 Project Costs	**$**	**23,728,546**
Estimated Series 2026 Project Costs funded by Series 2026 Bonds	$	8,445,800
Est. Recognized contribution of infrastructure to reach target assessment levels	$	1,189,565
Additional costs funded by Developer, future bonds or other sources	$	14,093,181
Total Estimated Construction Costs	**$**	**23,728,546**

NOTE: Infrastructure cost estimates provided by District Engineer.

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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026

TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2026 BONDS

Estimated Coupon Rate		5.65%
Maximum Annual Debt Service ("MADS")		$670,312
SOURCES:		
	EST. PRINCIPAL AMOUNT	**$9,590,000**
	Total Net Proceeds	$9,590,000
USES:		
	Construction Account	($8,445,800)
	Debt Service Reserve Fund	($335,156) [1]
	Capitalized Interest	($367,244) [2]
	Costs of Issuance	($250,000)
	Underwriter's Discount	($191,800)
	Total Uses	($9,590,000)

[1] 50% of MADS
[2] 8 months

Source: District Underwriter. Numbers are preliminary and subject to change.

TABLE 4: PRELIMINARY FINANCING INFORMATION - SERIES 2026 ASSESSMENTS

Estimated Interest Rate			5.65%
Aggregate Est. Initial Principal Amount		**$**	**9,590,000**
Aggregate Annual Installment			$670,312
Estimated County Collection Costs	2.00%		$14,262 [1]
Maximum Early Payment Discounts	4.00%		$28,524 [1]
Estimated Total Annual Installment			$713,098

[1] May vary as provided by law.

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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026

TABLE 5: PRELIMINARY ASSESSMENT ALLOCATION - SERIES 2026 ASSESSMENTS [1]

PRODUCT	UNITS [1]	PRODUCT TOTAL PRINCIPAL [2]	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. [2][3]	PER UNIT INSTLMT.
Age Qualified					
Villa 36'	44	$362,137	$8,230	$26,928	$612
Single Family 50'	103	$1,177,404	$11,431	$87,550	$850
Single Family 60'	131	$1,796,970	$13,717	$133,620	$1,020
Conventional					
Single Family 40'	76	$1,226,491	$16,138	$91,200	$1,200
Single Family 50'	132	$2,662,776	$20,173	$198,000	$1,500
Single Family 60'	37	$895,661	$24,207	$66,600	$1,800
Single Family 70'	52	$1,468,561	$28,242	$109,200	$2,100
TOTAL	**575**	**$9,590,000**		**$713,098**	

[1] Allocation of preliminary Series 2026 Assessments to be levied based on target assessment levels. There will be a recognized in-kind contribution of infrastructure by the Developer as an assessment credit to certain unit types in order to reach target assessment levels. See Table 6 for the contribution calculation.

[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.

Rizzetta & Company
Professionals in Community Management

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026

TABLE 6: PRELIMINARY CONTRIBUTION CALCULATION [1]

PRODUCT	UNITS	EAU	TOTAL COSTS FUNDED	TARGET COSTS PER UNIT [3]	COSTS PER UNIT BY EAU	CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION [4]
Age Qualified							
Villa 36'	44	0.72	$376,600.85	$8,559.11	$11,493.49	$2,934.38	$129,112.73
Single Family 50'	103	1.00	$1,224,428.28	$11,887.65	$15,963.18	$4,075.53	$419,779.40
Single Family 60'	131	1.20	$1,868,739.09	$14,265.18	$19,155.82	$4,890.63	$640,673.03
Conventional							
Single Family 40'	76	0.80	$1,275,475.26	$16,782.57	$12,770.55	$0.00	$0.00
Single Family 50'	132	1.00	$2,769,123.92	$20,978.21	$15,963.18	$0.00	$0.00
Single Family 60'	37	1.20	$931,432.59	$25,173.85	$19,155.82	$0.00	$0.00
Single Family 70'	52	1.40	$1,527,213.80	$29,369.50	$22,348.45	$0.00	$0.00
	575		**$9,973,013.80** [2]				**$1,189,565.16**

[1] All numbers are based on construction costs and thus are net of financing costs.

[2] Total estimated Series 2026 Project costs to be funded with Series 2026 Bonds. See Table 2.

[3] Per unit estimated costs funded with Series 2026 Bonds.

[4] Total esdtimated contribution of infrastructure due to the difference between the target and the EAU allocation. See Table 2 for the application of the contribution.

Rizzetta & Company
Professionals in Community Management

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

SERIES 2026 PRELIMINARY ASSESSMENT ROLL

FOLIO	PRODUCT	ACREAGE	Estimated Principal (Per Acre)	Est. Annual Installment (Per acre) [1]
See Legal Desc.	Mixed	269.212	$35,622	$2,649
		TOTAL	**$9,590,000**	**$713,098**

[1] Includes estimated county collection costs/early payment discounts, which may fluctuate.

WATERSET SOUTH
2026 CDD ASSESSMENT AREA

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

COMMENCE at the Southwest corner of WATERSET WOLF CREEK PHASE B, according to the plat thereof, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, also being a point on the 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), run thence along said 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), S.28°37'13"W., 124.00 feet to the **POINT OF BEGINNING**; thence S.61°22'47"E., 80.00 feet to a point of curvature; thence Easterly, 355.86 feet along the arc of a curve to the left having a radius of 1262.00 feet and a central angle of 16°09'23" (chord bearing S.69°27'29"E., 354.69 feet); thence S.25°01'33"W., 243.64 feet; thence S.04°43'58"W., 20.68 feet; thence S.37°09'26"E., 29.30 feet; thence N.84°02'47"E., 79.70 feet; thence S.75°18'58"E., 60.03 feet; thence S.47°54'44"E., 119.65 feet; thence S.20°30'30"E., 63.02 feet; thence S.65°00'00"E., 268.87 feet; thence S.02°16'49"W., 454.06 feet; thence S.36°00'00"W., 120.00 feet; thence S.54°00'00"E., 100.00 feet; thence S.36°00'00"W., 50.00 feet to a point on a curve; thence Southerly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.09°00'00"E., 28.28 feet) to a point of tangency; thence S.36°00'00"W., 65.70 feet to a point of curvature; thence Southwesterly, 30.30 feet along the arc of a curve to the right having a radius of 375.00 feet and a central angle of 04°37'47" (chord bearing S.38°18'53"W., 30.29 feet); thence S.49°22'13"E., 50.00 feet; thence S.54°00'00"E., 405.06 feet to a point on a curve; thence Northeasterly, 99.10 feet along the arc of a curve to the right having a radius of 5025.00 feet and a central angle of 01°07'48" (chord bearing N.38°13'07"E., 99.10 feet); thence S.51°12'59"E., 50.00 feet to a point on a curve; thence Northeasterly, 14.45 feet along the arc of said curve to the right having a radius of 4975.00 feet and a central angle of 00°09'59" (chord bearing N.38°52'00"E., 14.45 feet); thence S.51°03'00"E., 220.06 feet to a point on the Westerly boundary of WATERSET WOLF CREEK PHASE H1, according to the plat thereof, as recorded in Plat Book 149, Pages 180 through 190 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of WATERSET WOLF CREEK PHASE H1, S.36°30'00"W., 343.11 feet; thence along the Southerly boundary of said

WATERSET WOLF CREEK PHASE H1, the following twenty-three (23) courses: 1) S.53°30'00"E., 124.00 feet to a point on a curve; 2) Easterly, 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.81°30'00"E., 35.36 feet) to a point of tangency; 3) S.53°30'00"E., 110.00 feet to a point of curvature; 4) Southerly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.08°30'00"E., 28.28 feet); 5) S.53°30'00"E., 50.00 feet to a point on a curve; 6) Easterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.81°30'00"E., 28.28 feet) to a point of reverse curvature; 7) Southeasterly, 100.61 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 10°58'50" (chord bearing S.58°59'25"E., 100.46 feet); 8) S.36°30'00"W., 481.26 feet; 9) S.53°30'00"E., 420.00 feet; 10) S.75°05'56"E., 54.69 feet; 11) N.07°14'56"W., 50.10 feet; 12) N.07°16'03"W., 150.00 feet; 13) N.08°00'35"W., 53.47 feet; 14) N.03°57'00"W., 56.81 feet; 15) N.00°19'00"W., 56.81 feet; 16) N.03°19'00"E., 56.81 feet; 17) N.06°57'00"E., 56.81 feet; 18) N.10°35'00"E., 56.81 feet; 19) N.14°13'00"E., 78.77 feet; 20) S.70°58'03"E., 102.89 feet to a point of curvature; 21) Southeasterly, 30.28 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 86°45'18" (chord bearing S.27°35'24"E., 27.47 feet) to a point of reverse curvature; 22) Southerly, 4.49 feet along the arc of a curve to the left having a radius of 775.00 feet and a central angle of 00°19'55" (chord bearing S.15°37'18"W., 4.49 feet); 23) S.74°32'40"E., 439.45 feet to the Southeast corner of said WATERSET WOLF CREEK PHASE H1, also being a point on the Westerly boundary of WATERSET WOLF CREEK PHASE G2 AND 30TH STREET PHASE G2, according to the plat thereof, as recorded in Plat Book 146, Pages 257 through 283 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of WATERSET WOLF CREEK PHASE G2 AND 30TH STREET PHASE G2, the following five (5) courses: 1) S.05°00'00"W., 502.08 feet; 2) S.14°00'00"W., 1200.00 feet; 3) S.20°00'00"E., 940.00 feet; 4) SOUTH, 580.00 feet; 5) S.18°00'00"W., 10.51 feet to a point on the Westerly boundary of WATERSET WOLF CREEK LOT A1 AND 30TH STREET PHASE G3 AND 19TH AVENUE NORTHEAST, according to the plat thereof, as recorded in Plat Book 147, Pages 192 through 198 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of WATERSET WOLF CREEK LOT A1 AND 30TH STREET PHASE G3 AND 19TH AVENUE NORTHEAST, continue S.18°00'00"W., 216.19 feet; thence N.69°51'10"W., 306.15 feet to a point on a curve; thence Westerly, 79.43 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 45°30'36" (chord bearing S.68°39'43"W., 77.36 feet) to a point of tangency; thence

N.88°34'59"W., 75.24 feet; thence S.01°25'09"W., 8.00 feet; thence N.88°34'51"W., 57.75 feet to a point on a curve; thence Westerly, 40.97 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 08°47'27" (chord bearing S.87°01'17"W., 40.93 feet) to a point of tangency; thence S.82°37'34"W., 120.87 feet to a point of curvature; thence Westerly, 107.03 feet along the arc of a curve to the right having a radius of 723.00 feet and a central angle of 08°28'55" (chord bearing S.86°52'01"W., 106.93 feet) to a point of tangency; thence N.88°53'32"W., 387.34 feet to a point of curvature; thence Northwesterly, 424.02 feet along the arc of a curve to the right having a radius of 286.00 feet and a central angle of 84°56'47" (chord bearing N.46°25'08"W., 386.24 feet) to a point of reverse curvature; thence Northerly, 348.71 feet along the arc of a curve to the left having a radius of 2326.88 feet and a central angle of 08°35'11" (chord bearing N.08°14'20"W., 348.38 feet) to a point of reverse curvature; thence Northerly, 166.45 feet along the arc of a curve to the right having a radius of 1677.98 feet and a central angle of 05°41'01" (chord bearing N.09°41'25"W., 166.38 feet) to a point of reverse curvature; thence Northwesterly, 156.44 feet along the arc of a curve to the left having a radius of 105.00 feet and a central angle of 85°22'03" (chord bearing N.49°31'56"W., 142.37 feet) to a point of tangency; thence S.87°47'02"W., 134.75 feet to a point of curvature; thence Southwesterly, 40.11 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°55'02" (chord bearing S.41°49'31"W., 35.94 feet) to a point of compound curvature; thence Southerly, 284.26 feet along the arc of a curve to the left having a radius of 1938.00 feet and a central angle of 08°24'15" (chord bearing S.08°20'07"E., 284.01 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., 311.36 feet to a point of curvature; thence Southeasterly, 38.63 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°31'40" (chord bearing S.44°19'36"E., 34.90 feet) to a point on the Northerly boundary of the Additional (Public) Right-of-Way for 19TH AVENUE NORTHEAST, as recorded in Instrument Number 2025176506, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the Additional (Public) Right-of-Way for 19TH AVENUE NORTHEAST, the following two (2) courses: 1) N.88°44'47"W., 173.13 feet; 2) S.89°18'54"W., 119.15 feet to a point on the West boundary of the Southwest 1/4 of the aforesaid Section 34; thence along said West boundary of the Southwest 1/4 of Section 34, N.00°37'12"E., 2512.47 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 on the aforesaid 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); thence along said 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), N.28°37'13"E., 3979.31 feet to the **POINT OF BEGINNING.**

Containing 269.212 acres, more or less.

AMI-WSN-WS-181
P:\Waterset\CDD\South CDD\2026 ASSESSMENT AREA (H2-C2-I)\WSET-SOUTH 2026-CDD-ASSESS-DS.doc
WFS July 31, 2025

Tab 6

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $12,600,000 AGGREGATE PRINCIPAL AMOUNT OF WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, IN ONE OR MORE SERIES (THE "SERIES 2026 BONDS"); APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE NEGOTIATED SALE OF THE SERIES 2026 BONDS; APPOINTING AN UNDERWRITER; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE SERIES 2026 BONDS AND AWARDING THE SERIES 2026 BONDS TO THE UNDERWRITER NAMED THEREIN PURSUANT TO THE PARAMETERS SET FORTH IN THIS RESOLUTION; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE SERIES 2026 BONDS AND APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT AND THE APPOINTMENT OF A DISSEMINATION AGENT; PROVIDING FOR THE APPLICATION OF SERIES 2026 BOND PROCEEDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS; APPOINTING A TRUSTEE, BOND REGISTRAR AND PAYING AGENT; DETERMINING CERTAIN DETAILS WITH RESPECT TO THE SERIES 2026 BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Waterset South Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 22-19 of the Board of County Commissioners of Hillsborough County, Florida (the "County"), enacted on July 26, 2022, and effective on July 27, 2022, establishing the District, as amended by Ordinance No. 25-9 of the County enacted on February 11, 2025, and effective on February 12, 2025, expanding the boundaries of the District, as further amended by Ordinance No. 26-3 of the County enacted January 13, 2026, and effective January 14, 2026, expanding the boundaries of the District; and

WHEREAS, the District was created for the purpose of financing and managing the acquisition, construction, installation, maintenance, and operation of community development facilities, services, and improvements within and without the boundaries of the District; and

WHEREAS, pursuant to Resolution No. 2022-29 adopted by the Board of Supervisors (the "Board") of the District on August 9, 2022 (the "Master Bond Resolution"), the Board has authorized the issuance, sale and delivery of Bonds in an aggregate principal amount not to exceed $170,835,000 (the "Bonds"), to be issued in one or more Series of Bonds as authorized under a Master Trust Indenture (the "Master Indenture") between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Bonds were validated by final judgment (the "Final Judgment") of the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida rendered on October 31, 2022, the appeal period for which has expired with no appeal having been taken; and

WHEREAS, the Board has determined to issue its Waterset South Community Development District Special Assessment Revenue Bonds, in one or more Series (the "Series 2026 Bonds"), for the purpose, among others, of financing a portion of the Costs of the acquisition, construction and installation of assessable capital improvements within and without the boundaries of the District (the "Series 2026 Project") more particularly described in the Supplemental District Engineer's Report Series 2026 Project (2026 Assessment Area) dated February 2026, prepared by Heidt Design, LLC (the "Engineer's Report"); and

WHEREAS, the Series 2026 Bonds shall constitute a Series of Bonds authorized by the Master Bond Resolution; and

WHEREAS, there has been submitted to the Board with respect to the issuance and sale of the Series 2026 Bonds:

(i) a form of Fourth Supplemental Trust Indenture (the "Fourth Supplement" and, together with the Master Indenture, the "Indenture"), between the Trustee and the District attached hereto as **Exhibit A**;

(ii) a form of Bond Purchase Agreement with respect to the Series 2026 Bonds between MBS Capital Markets, LLC and the District attached hereto as **Exhibit B** (the "Purchase Contract"), together with the form of disclosure statements attached to the Purchase Contract in accordance with Section 218.385, Florida Statutes;

(iii) a form of Preliminary Limited Offering Memorandum attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum");

(iv) a form of Continuing Disclosure Agreement (the "Continuing Disclosure Agreement"), among the District, NNP-Southbend II, LLC, and Rizzetta & Company, Incorporated, as dissemination agent (the "Dissemination Agent"), attached hereto as **Exhibit D**; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Waterset South Community Development District, as follows:

Section 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meanings ascribed to them in the Indenture.

Section 2. Authorization. There are hereby authorized and directed to be issued the Series 2026 Bonds, in the aggregate principal amount of not to exceed $12,600,000, for the purpose, among others, of providing funds for the payment of a portion of the Costs of the Series 2026 Project. The Series 2026 Bonds shall be secured by the Series 2026 Trust Estate as provided in the Indenture. The purchase price of the Series 2026 Bonds shall be received and receipted by the District, or the Trustee on behalf of the District, and the Trustee shall apply the proceeds of the Series 2026 Bonds as set forth in the Fourth Supplement and the Limited Offering Memorandum (as defined below). The Series 2026 Bonds shall be dated, have such interest payment dates, have such maturities, have such redemption provisions and bear interest at such rates, all as provided in the Indenture.

Section 3. Fourth Supplement. The Fourth Supplement is hereby approved in substantially the form attached hereto as **Exhibit A** and the Chair or the Vice Chair of the Board is hereby authorized and directed to execute and deliver such Fourth Supplement on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and/or approved by the Chair or the Vice Chair executing the same, such execution to be conclusive evidence of such approval.

Section 4. Appointment of Underwriter; Negotiated Sale. MBS Capital Markets, LLC (the "Underwriter") is hereby appointed as the underwriter for the Series 2026 Bonds. The Series 2026 Bonds shall be sold pursuant to a negotiated sale to the Underwriter. It is hereby determined by the Board that a negotiated sale of the Series 2026 Bonds to the Underwriter is in the best interests of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2026 Bonds at presently favorable interest rates, and because the nature of the security for the Series 2026 Bonds and the source(s) of payment of Debt Service on the Series 2026 Bonds requires the participation of the Underwriter in structuring the Series 2026 Bond issue.

Section 5. Purchase Contract. The Board hereby approves the Purchase Contract submitted by the Underwriter in substantially the form attached hereto as **Exhibit B**. The Chair or Vice Chair of the Board is hereby authorized to execute the Purchase Contract and to deliver the Purchase Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chair or Vice Chair; provided, however, that (i) the principal amount of the Series 2026 Bonds shall not exceed $12,600,000, (ii) the average net interest cost on the Series 2026 Bonds shall not exceed the maximum allowable by Section 215.84, Florida Statutes, (iii) the Series 2026 Bonds shall have a maturity date no later than May 1, 2059, or as provided by law, and (iv) the Underwriter's discount shall not exceed two

percent (2.00%) of the aggregate principal amount of the Series 2026 Bonds. Execution by the Chair or Vice Chair of the Purchase Contract shall be deemed to be conclusive evidence of approval of such changes.

Section 6. Preliminary Limited Offering Memorandum; Final Limited Offering Memorandum. The Board hereby approves the form of the Preliminary Limited Offering Memorandum attached hereto as **Exhibit C** and authorizes its distribution and use in connection with the limited offering for the sale of the Series 2026 Bonds. If between the date hereof and the mailing of the Preliminary Limited Offering Memorandum it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chair or Vice Chair is hereby authorized to approve such insertions, changes and modifications, and the Chair or Vice Chair is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 (the "Rule"). The preparation of a final Limited Offering Memorandum is hereby authorized and approved and the Chair or Vice Chair is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the Series 2026 Bonds and, upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the Series 2026 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with such changes as shall be approved by the Chair or Vice Chair as necessary to conform to the details of the final pricing of the Series 2026 Bonds and such other insertions, modifications and changes as may be approved by the Chair or Vice Chair.

Section 7. Continuing Disclosure. The Board does hereby authorize and approve the execution and delivery of the Continuing Disclosure Agreement by the Chair or Vice Chair in substantially the form attached hereto as **Exhibit D**. The Continuing Disclosure Agreement is being executed by the District in order to assist the Underwriter in complying with the Rule. Rizzetta & Company, Incorporated, is hereby appointed as the initial Dissemination Agent to perform the duties required under the Continuing Disclosure Agreement.

Section 8. Appointment of Trustee, Paying Agent, and Bond Registrar. U.S. Bank Trust Company, National Association is hereby appointed to serve as Trustee, Paying Agent, and Bond Registrar under the Indenture.

Section 9. Open Meetings. It is found and determined that all formal actions of the Board concerning and relating to the adoption of this Resolution were taken in an open meeting of the members of the Board and that all deliberations of the members of the Board which resulted in such formal action were taken in meetings open to the public, in full compliance with all legal requirements.

Section 10. Further Official Action; Ratification of Prior Acts. The Chair, the Vice Chair, the Secretary, any Assistant Secretary or member of the Board, Rizzetta & Company, Incorporated, in its capacity as District Manager, and any other proper official of the District (each a "District Officer") and any authorized designee thereof, are each hereby authorized and

directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2026 Bonds, any agreements with NNP-Southbend II, LLC and/or any other landowners or developers, and any agreements in connection with maintaining the exclusion of interest on the Series 2026 Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chair or the Vice Chair is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the designee of such officer or official or any other duly authorized officer or official of the District. Any District Officer is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. The Chair or other District Officer may, among other things, authorize the change of the date of any document accompanying this Resolution as an exhibit or incorporate the information and details related to the sale and pricing of the Series 2026 Bonds. Execution by the Chair or other District Officer of such document shall be deemed to be conclusive evidence of approval of such change of date or the incorporation of information and details relating to the sale and pricing of the Series 2026 Bonds. All actions taken to date by any District Officer and the agents and employees of the District in furtherance of the issuance of the Series 2026 Bonds are hereby approved, confirmed and ratified.

Section 11. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 12. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

Section 13. Engineer's Report. The Board hereby approves of changes to the Engineer's Report previously approved by the Board and also authorizes further revisions and supplements to the Engineer's Report with respect to the marketing and sale of the Series 2026 Bonds relating to the Series 2026 Project.

Section 14. Assessment Methodology. The Board authorizes further modifications and supplements to the Assessment Methodology previously approved by the Board to conform such report(s) to the marketing and sale of the Series 2026 Bonds.

Section 15. Ratification of Master Bond Resolution. Except to the extent hereby modified, the Master Bond Resolution of the District is hereby ratified, confirmed and approved in all respects.

Section 16. Effective Date. This Resolution shall take effect immediately upon its adoption.

[End of Resolution – Signature page to follow]

PASSED in Public Session of the Board of Supervisors of Waterset South Community Development District, this 12th day of February, 2026.

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT

_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

EXHIBIT A

FORM OF FOURTH SUPPLEMENT

BMO DRAFT #2
2/4/26; Agenda Version

FOURTH SUPPLEMENTAL TRUST INDENTURE

BETWEEN

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS TRUSTEE

Dated as of February 1, 2026

$_____
Special Assessment Revenue Bonds, Series 2026
(2026 Assessment Area)

TABLE OF CONTENTS

This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of this Fourth Supplemental Trust Indenture.

ARTICLE I

DEFINITIONS

Section 101. Definitions 4

ARTICLE II

AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BONDS

Section 201. Authorization of Series 2026 Bonds; Book-Entry Only Form 7
Section 202. Terms 9
Section 203. Dating and Interest Accrual 9
Section 204. Denominations 9
Section 205. Paying Agent 9
Section 206. Bond Registrar 9
Section 207. Conditions Precedent to Issuance of Series 2026 Bonds 9

ARTICLE III

REDEMPTION OF SERIES 2026 BONDS

Section 301. Bonds Subject to Redemption; Notice of Redemption 10

ARTICLE IV

DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts 10
Section 402. Use of Series 2026 Bond Proceeds 11
Section 403. Series 2026 Acquisition and Construction Account and Series 2026 Capitalized Interest Account 11
Section 404. Series 2026 Costs of Issuance Account 12
Section 405. Series 2026 Reserve Account 12
Section 406. Amortization Installments 13
Section 407. Tax Covenants 14
Section 408. Series 2026 Revenue Account; Application of Revenues and Investment Earnings 14

ARTICLE V

CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee 16
Section 502. Limitation of Trustee's Responsibility 17
Section 503. Trustee's Duties 17

ARTICLE VI

ADDITIONAL BONDS

Section 601. No Parity Bonds; Limitation on Parity Assessments 17

ARTICLE VII

MISCELLANEOUS

Section 701. Confirmation of Master Indenture 17
Section 702. Continuing Disclosure Agreement 17
Section 703. Collection of Series 2026 Assessments 18
Section 704. Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default 18
Section 705. Additional Covenant Regarding Assessments 18
Section 706. Assignment of District's Rights Under Collateral Assignment 19
Section 707. Enforcement of True-Up Agreement and Completion Agreement 19

Exhibit A – Supplemental Engineer's Report
Exhibit B – Form of Series 2026 Bonds

FOURTH SUPPLEMENTAL
TRUST INDENTURE

THIS FOURTH SUPPLEMENTAL TRUST INDENTURE (this "Fourth Supplemental Indenture") is dated as of February 1, 2026, between **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT** (the "District") and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as trustee (the "Trustee"), a national banking association authorized to accept and execute trusts of the character herein set forth, with its designated corporate trust office located at 225 East Robinson Street, Suite 250, Orlando, Florida 32801 Attention: Corporate Trust Department.

WHEREAS, pursuant to Resolution No. 2022-29 adopted by the Governing Body of the District on August 9, 2022 (the "Master Bond Resolution"), the District has authorized the issuance, sale and delivery of Bonds in an aggregate principal amount not to exceed $170,835,000 (the "Bonds"), to be issued in one or more Series of Bonds as authorized under the Master Trust Indenture dated as of December 1, 2022, between the District and the Trustee (the "Master Indenture"), which Bonds were validated by final judgment of the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida rendered on October 31, 2022, the appeal period for which has expired with no appeal having been taken; and

WHEREAS, the Governing Body of the District duly adopted Resolution Nos. 2022-27 and 2026-05, on August 9, 2022, and January 8, 2026, respectively, providing for the acquisition, construction and installation of assessable capital improvements more particularly described in the Master Report of District Engineer Master Capital Improvement Plan dated August 2022, as supplemented by the District Engineer's Report Supplement to the Master Capital Improvement Plan dated July 17, 2025, as further supplemented by the District Engineer's Report Supplement to the Master Capital Improvement Plan dated December 12, 2025, each prepared by Heidt Design, LLC (collectively, the "Capital Improvement Plan"), providing estimated Costs of the Capital Improvement Plan, defining assessable property to be benefited by the Capital Improvement Plan, defining the portion of the Costs of the Capital Improvement Plan with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue Bonds of the District secured by such Assessments to finance a portion of the costs of the acquisition, construction and installation of the Capital Improvement Plan, and the Governing Body of the District duly adopted Resolution Nos. 2022-30 and 2026-__, on September 13, 2022, and March [__], 2026, respectively, following public hearings conducted in accordance with the Act, to fix and establish the Assessments and the benefited property, which Resolutions will be supplemented by a supplemental assessment resolution conforming the Series 2026 Assessments (hereinafter defined) to the final pricing of the Series 2026 Bonds (hereinafter defined); and

WHEREAS, pursuant to Resolution No. 2026-07, adopted by the Governing Body of the District on February 12, 2026, the District has authorized the issuance, sale and delivery of its $_____ Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds") which are issued hereunder as a Series of Bonds under, and as defined in, the Master Indenture, and has reaffirmed the Master Indenture and authorized the execution and delivery of this Fourth Supplemental Indenture to secure the issuance of the Series 2026 Bonds and to set forth the terms of the Series 2026 Bonds; and

WHEREAS, the District will apply the proceeds of the Series 2026 Bonds to: (i) finance a portion of the Cost of the Series 2026 Project (as more particularly described in the Supplemental District Engineer's Report Series 2026 Project (2026 Assessment Area) dated February 2026, prepared by Heidt Design, LLC, and attached hereto as Exhibit A); (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds, without privilege or priority of one Series 2026 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds will be payable from and secured by Assessments imposed, levied and collected by the District with respect to certain property within the District specially benefited by the Series 2026 Project (the "Series 2026 Assessments"), which, together with the Series 2026 Pledged Funds (hereinafter defined) will comprise the Trust Estate securing the Series 2026 Bonds (the "Series 2026 Trust Estate"), which shall constitute a "Series Trust Estate" as defined in the Master Indenture; and

WHEREAS, the execution and delivery of the Series 2026 Bonds and of this Fourth Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2026 Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Fourth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2026 Trust Estate have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FOURTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2026 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Series 2026 Bonds Outstanding (as defined in the Master Indenture) from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and such other payments due under any Letter of Credit Agreement or Liquidity Agreement (as defined in the Master Indenture), and to further secure the observance and performance by the

District of all the covenants, expressed or implied in the Master Indenture, in this Fourth Supplemental Indenture and in the Series 2026 Bonds: (a) has executed and delivered this Fourth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts established under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture the revenues received by the District from the Series 2026 Assessments (the "Series 2026 Pledged Revenues") and the Funds and Accounts (except for the Series 2026 Rebate Account) established hereby (the "Series 2026 Pledged Funds") which shall comprise a part of the Series 2026 Trust Estate;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2026 Bonds issued or to be issued under and secured by this Fourth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one Series 2026 Bond over any other Series 2026 Bond by reason of priority in their issue, sale or execution;

PROVIDED FURTHER HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2026 Bonds or any Series 2026 Bond of a particular maturity issued, secured and Outstanding under this Fourth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2026 Bonds and this Fourth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fourth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Fourth Supplemental Indenture, then upon such final payments, this Fourth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Series 2026 Bonds or any Series 2026 Bond of a particular maturity, otherwise this Fourth Supplemental Indenture shall remain in full force and effect;

THIS FOURTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Series 2026 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended

directly or by implication by this Fourth Supplemental Indenture), including this Fourth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2026 Bonds, as follows:

ARTICLE I
DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"***Acquisition Agreement***" shall mean the Acquisition Agreement, dated as of February __, 2026, between the District and the Developer.

"***Assessment Methodology***" shall mean, collectively, the Master Special Assessment Allocation Report dated August 9, 2022, as amended by the First Amendment to Master Special Assessment Allocation Report dated July 17, 2025, as further amended by the Second Amendment to Master Special Assessment Allocation Report dated January 8, 2026, and as supplemented by the [Final Supplemental Special Assessment Allocation Report Special Assessment Revenue Bonds, Series 2026], dated February __, 2026.

"***Authorized Denomination***" shall mean, with respect to the Series 2026 Bonds, $5,000 or any integral multiple thereof; provided however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof in minimum aggregate principal amounts of $100,000 and integral multiples of Authorized Denominations in excess of $100,000.

"***Bond Depository***" shall mean the securities depository from time to time under Section 201 hereof, which may be the District.

"***Bond Participants***" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Bonds as securities depository.

"***Capital Improvement Plan***" shall mean the program of assessable capital improvements established by the District in the Series 2026 Assessment Proceedings.

"***Collateral Assignment***" shall mean the Collateral Assignment and Assumption of Development and Contract Rights Relating to the Capital Improvement Program - Series 2026 Project, dated as of February __, 2026, by the Developer in favor of the District.

"***Completion Agreement***" shall mean the Agreement Regarding the Completion of Certain Improvements Relating to the Series 2026 Project, dated as of February __, 2026, between the District and the Developer.

"***Declaration of Consent***" shall mean the Declaration of Consent to Jurisdiction of Waterset South Community Development District and to Imposition of Special Assessments, dated February __, 2026, by the Developer.

"***Delinquent Assessment Interest***" shall mean Series 2026 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Interest has, or would have, become delinquent under State law applicable thereto.

"***Delinquent Assessment Principal***" shall mean Series 2026 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Principal has, or would have, become delinquent under State law applicable thereto.

"***Delinquent Assessments***" shall mean Delinquent Assessment Principal and Delinquent Assessment Interest.

"***Developer***" shall mean NNP-Southbend II, LLC, a Delaware liability partnership, and its successors and assigns.

"***DTC***" shall mean The Depository Trust Company, and its successors and assigns.

"***Interest Payment Date***" shall mean each May 1 and November 1, commencing May 1, 2026.

"***Nominee***" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Fourth Supplemental Indenture.

"***Quarterly Redemption Date***" shall mean each February 1, May 1, August 1, and November 1.

"***Reserve Account Release Conditions***" shall mean, collectively, that (i) all residential units/homes subject to the Series 2026 Assessments have been built, sold and closed with end-users, (ii) all Series 2026 Assessments are being collected pursuant to the Uniform Method, and (iii) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. An Authorized Officer shall provide a written certification to the Trustee certifying that the events in clauses (i) and (ii) have occurred and affirming clause (iii), on which certifications the Trustee may conclusively rely (collectively, the "Reserve Release Certifications").

"***Series 2026 Assessment Interest***" shall mean the interest on the Series 2026 Assessments which is pledged to the Series 2026 Bonds.

"***Series 2026 Assessment Principal***" shall mean the principal amount of Series 2026 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2026 Bonds, other than applicable Delinquent Assessment Principal and Series 2026 Prepayment Principal.

"***Series 2026 Assessment Proceedings***" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2026 Assessments which include Resolution Nos. 2022-27, 2022-28, 2022-30, 2026-05, 2026-__ and 2026-__, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2026 Assessments and the Assessment Methodology as approved thereby.

"***Series 2026 Assessments***" shall mean the principal and interest of Series 2026 Assessments received by the District which correspond to the principal of and interest on the Series 2026 Bonds.

"***Series 2026 Pledged Funds***" shall mean all of the Funds and Accounts created hereby with the Trustee, including the subaccounts therein, other than the Series 2026 Rebate Account in the Rebate Fund.

"***Series 2026 Pledged Revenues***" shall mean the revenues received by the District from the Series 2026 Assessments, including proceeds from any foreclosure of the lien of Delinquent Assessments and any statutory interest on the Delinquent Assessments collected by the District in excess of the rate of interest on the Series 2026 Bonds.

"***Series 2026 Prepayment Principal***" shall mean the excess amount of Series 2026 Assessment Principal received by the District over the Series 2026 Assessment Principal included within a Series 2026 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the Series 2026 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2026 Prepayment Principal shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

"***Series 2026 Project***" shall mean the portion of the Capital Improvement Plan more particularly described in the Supplemental District Engineer's Report Series 2026 Project (2026 Assessment Area), dated February 2026, attached hereto as Exhibit A, a portion of which will be financed with proceeds of the Series 2026 Bonds.

"***Series 2026 Reserve Account Requirement***" shall mean, until such time as the Reserve Account Release Conditions are met, an amount equal to fifty percent (50%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds as of the time of any such calculation, which on the date of issuance of the Series 2026 Bonds is equal to $_____. Upon receipt by the Trustee of the Reserve Release Certifications and thereafter, the Series 2026 Reserve Account Requirement shall mean an amount equal to ten percent (10%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds as of the time of any

such calculation. Excess amounts on deposit in the Series 2026 Reserve Account as a result of the deposit of Series 2026 Prepayment Principal and/or as a result of the Reserve Account Release Conditions having been met shall be transferred, as directed by an Authorized Officer, as provided in Section 405 hereof.

"Substantially Absorbed" shall mean the date on which the principal amount of the Series 2026 Assessments equaling at least ninety percent (90%) of the then-Outstanding principal amount of the Series 2026 Bonds has been levied on tax parcels within the District with respect to which a certificate of occupancy has been issued for a structure thereon, as certified by an Authorized Officer and upon which the Trustee may conclusively rely.

"Tri-Party Agreement" shall mean, collectively, the Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests, dated as of February __, 2026, among the District, the Developer, and NASH Financing, LLC and the Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests, dated as of February __, 2026, among the District, the Developer, and Land Reserve, Inc.

"True-Up Agreement" shall mean the Agreement Regarding the True-Up and Payment of Series 2026 Assessments, dated as of February __, 2026, between the District and the Developer.

"Underwriter" shall mean MBS Capital Markets, LLC.

ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BONDS

Section 201. Authorization of Series 2026 Bonds; Book-Entry Only Form. The Series 2026 Bonds are hereby authorized to be issued for the purposes enumerated in the recitals hereto in one Series designated "$_____ Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area)." The Series 2026 Bonds shall be substantially in the form set forth as Exhibit B to this Fourth Supplemental Indenture. Each Series 2026 Bond shall bear the designation "2026R" and shall be numbered consecutively from 1 upwards.

The Series 2026 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2026 Bond for each maturity thereof. Upon initial issuance, the ownership of each such Series 2026 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Series 2026 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Series 2026 Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any indirect Bond Participant. Without limiting the immediately preceding

sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the Series 2026 Bonds, (ii) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Series 2026 Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Bond Registrar as the absolute Owner of such Series 2026 Bond for the purpose of payment of principal, premium and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of registering transfers with respect to such Series 2026 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Series 2026 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2026 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Series 2026 Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions herein with respect to Record Dates, the words "Cede & Co." in this Fourth Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2026 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository can be found which is willing and able to undertake the functions of DTC hereunder upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the Series 2026 Bonds shall designate, in accordance with the provisions hereof.

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Section 202. Terms. The Series 2026 Bonds shall be issued as [_____ (__)] Term Bonds, shall be dated as of the date of their issuance and delivery to the initial purchasers thereof, shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

Principal Amount	Maturity Date	Interest Rate
$	May 1, 20__	%
$	May 1, 20__	
$	May 1, 20__	

Section 203. Dating and Interest Accrual. Each Series 2026 Bond shall be dated February __, 2026. Each Series 2026 Bond also shall bear its date of authentication. Each Series 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Series 2026 Bond has been paid, in which event such Series 2026 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2026 Bonds, in which event, such Series 2026 Bond shall bear interest from its date. Interest on the Series 2026 Bonds shall be due and payable on each May 1 and November 1, commencing May 1, 2026, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 204. Denominations. The Series 2026 Bonds shall be issued in Authorized Denominations; provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof in minimum aggregate principal amounts of $100,000 and integral multiples of Authorized Denominations in excess of $100,000.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2026 Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2026 Bonds.

Section 207. Conditions Precedent to Issuance of Series 2026 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2026 Bonds, all the Series 2026 Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Series 2026 Assessment Proceedings;

(b) Executed copies of the Master Indenture and this Fourth Supplemental Indenture;

(c) A customary Bond Counsel opinion;

(d) The opinion of counsel to the District required by the Master Indenture;

(e) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2026 Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fourth Supplemental Indenture;

(f) An Engineer's Certificate which sets forth certain matters with respect to the Capital Improvement Plan and/or the Series 2026 Project;

(g) A copy of the final judgment of validation in respect of the Bonds together with a certificate of no appeal; and

(h) Executed copies of the Acquisition Agreement, Collateral Assignment, Completion Agreement, Declaration of Consent, Tri-Party Agreement, and True-Up Agreement.

Payment to the Trustee of $5,586,000.00 upon the initial issuance of the Series 2026 Bonds shall conclusively evidence that the foregoing conditions precedent have been met to the satisfaction of the District and the Underwriter.

ARTICLE III
REDEMPTION OF SERIES 2026 BONDS

Section 301. Bonds Subject to Redemption; Notice of Redemption. The Series 2026 Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as Exhibit B to this Fourth Supplemental Indenture. Interest on Series 2026 Bonds which are called for redemption shall be paid on the date of redemption from the Series 2026 Interest Account or Series 2026 Revenue Account to the extent moneys in the Series 2026 Interest Account are insufficient for such purpose. Notice of redemption shall be given as provided in the Master Indenture.

ARTICLE IV
DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts. There are hereby established, as needed, the following Accounts.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee: (i) a Series 2026 Acquisition and Construction Account; and (ii) a Series 2026 Costs of Issuance Account.

(b) There are hereby established within the Debt Service Fund held by the Trustee: (i) a Series 2026 Debt Service Account and therein a Series 2026 Sinking Fund Account, a Series 2026 Interest Account and a Series 2026 Capitalized Interest Account; and (ii) a Series 2026 Redemption

Account and therein a Series 2026 Prepayment Subaccount and a Series 2026 Optional Redemption Subaccount;

(c) There is hereby established within the Reserve Fund held by the Trustee a Series 2026 Reserve Account, which Series 2026 Reserve Account shall be held for the benefit of all Series 2026 Bonds, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another;

(d) There is hereby established within the Revenue Fund held by the Trustee a Series 2026 Revenue Account; and

(e) There is hereby established within the Rebate Fund held by the Trustee a Series 2026 Rebate Account.

Section 402. Use of Series 2026 Bond Proceeds. The net proceeds of the sale of the Series 2026 Bonds, in the amount of $_____ (consisting of $_____ aggregate principal amount of Series 2026 Bonds, [less/plus] [net] [original issue discount/premium], and less an Underwriter's discount of $_____), shall as soon as practicable upon the delivery thereof to the Trustee by the District as follows: _____

(a) $_____, representing the Series 2026 Reserve Account Requirement at the time of issuance of the Series 2026 Bonds, shall be deposited to the Series 2026 Reserve Account;

(b) $_____, representing the costs of issuance relating to the Series 2026 Bonds, shall be deposited to the credit of the Series 2026 Costs of Issuance Account;

(c) $_____, representing interest on the Series 2026 Bonds due through and on November 1, 2026, shall be deposited to the credit of the Series 2026 Capitalized Interest Account; and

(c) $_____ shall be deposited to the credit of the Series 2026 Acquisition and Construction Account.

Section 403. Series 2026 Acquisition and Construction Account and Series 2026 Capitalized Interest Account.

(a) Amounts on deposit in the Series 2026 Acquisition and Construction Account shall be applied to pay Costs of the Series 2026 Project upon compliance with the requisition provisions set forth in Section 503(b) of the Master Indenture and the form attached as Exhibit A to the Master Indenture. The Trustee shall have no duty to review the requisition to determine if the amount requested is for payment of a cost permitted hereunder. Anything in the Master Indenture to the contrary notwithstanding, the Consulting Engineer shall establish a Date of Completion for the Series 2026 Project, and any balance remaining in the Series 2026 Acquisition and Construction Account (taking into account the moneys currently on deposit therein to pay any accrued but unpaid Costs of the Series 2026 Project which are required to be reserved in the Series 2026

Acquisition and Construction Account in accordance with the certificate of the Consulting Engineer delivered to the District and the Trustee establishing such Date of Completion), shall be deposited to the Series 2026 Prepayment Subaccount and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in accordance with Section 301 hereof and in the manner prescribed in the form of Series 2026 Bonds set forth as Exhibit B hereto. Notwithstanding the foregoing, the District shall not establish a Date of Completion for the Series 2026 Project until either (i) the Reserve Account Release Conditions have been satisfied and all moneys that have been transferred from the Series 2026 Reserve Account into the Series 2026 Acquisition and Construction Account as a result of such release conditions having been satisfied pursuant to Section 405 hereof have been expended on Costs of the Series 2026 Project or (ii) the Consulting Engineer has certified in writing to the District and the Trustee that the amounts on deposit in the Series 2026 Acquisition and Construction Account are in excess of the amounts needed to complete the Series 2026 Project. After there are no funds therein and either the Reserve Account Release Conditions have been met or the Date of Completion of the Series 2026 Project has been established, the Series 2026 Acquisition and Construction Account shall be closed.

(b) Amounts on deposit in the Series 2026 Capitalized Interest Account shall, on May 1, 2026, and November 1, 2026, be transferred into the Series 2026 Interest Account in each case in an amount equal to the lesser of (x) the amount of interest coming due on the Series 2026 Bonds on such Interest Payment Date, less the amount already on deposit in the Series 2026 Interest Account, or (y) the amount remaining in the Series 2026 Capitalized Interest Account. Such transferred amounts shall be applied to the payment of interest first coming due on the Series 2026 Bonds through and on November 1, 2026, and following November 1, 2026, amount on deposit in the Series 2026 Capitalized Interest Account shall be transferred into the Series 2026 Acquisition and Construction Account, whereupon the Series 2026 Capitalized Interest Account shall be closed.

Section 404. Series 2026 Costs of Issuance Account. The amount deposited in the Series 2026 Costs of Issuance Account shall, at the written direction of an Authorized Officer of the District, be used to pay the costs of issuance relating to the Series 2026 Bonds. On the date of issuance of the Series 2026 Bonds, initial costs of issuance shall be paid pursuant to the instructions in the closing memorandum prepared by the Underwriter and signed by an Authorized Officer of the District. On the earlier to occur of: (x) the written direction of an Authorized Officer of the District or (y) May 1, 2026, any amounts deposited in the Series 2026 Costs of Issuance Account which have not been requisitioned shall be transferred over and deposited into the Series 2026 Acquisition and Construction Account and used for the purposes permitted therefor, whereupon the Series 2026 Costs of Issuance Account shall be closed.

Section 405. Series 2026 Reserve Account. The Series 2026 Reserve Account shall be funded and maintained at all times in an amount equal to the Series 2026 Reserve Account Requirement. Except as otherwise provided herein or in the Master Indenture, amounts on deposit in the Series 2026 Reserve Account shall be used only for the purpose of making payments into the Series 2026 Interest Account and the Series 2026 Sinking Fund Account to pay Debt Service on the Series 2026 Bonds, when due, without distinction as to Series 2026 Bonds and

without privilege or priority of one Series 2026 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. The Series 2026 Reserve Account shall consist only of cash and Investment Obligations.

Upon satisfaction of the Reserve Account Release Conditions, an Authorized Officer of the District shall provide the Reserve Release Certifications to the Trustee, upon which certifications the Trustee may conclusively rely, and thereupon an Authorized Officer of the District shall recalculate the Series 2026 Reserve Account Requirement and instruct the Trustee to transfer any excess as a result of having met the Reserve Account Release Conditions to the Series 2026 Acquisition and Construction Account to be used for the purposes of such Account unless the Series 2026 Acquisition and Construction Account has been closed in which case such excess shall be transferred to the Series 2026 Prepayment Subaccount and applied to the extraordinary mandatory redemption of the Series 2026 Bonds.

On the forty-fifth (45th) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the first Business Day preceding such forty-fifth (45th) day), the District shall recalculate the Series 2026 Reserve Account Requirement taking into account any Series 2026 Prepayment Principal on deposit in the Series 2026 Prepayment Subaccount of the Series 2026 Redemption Account and shall direct the Trustee in writing to transfer any amount on deposit in the Series 2026 Reserve Account in excess of the Series 2026 Reserve Account Requirement as a result of such Series 2026 Prepayment Principal to the Series 2026 Prepayment Subaccount as a credit against the Prepayment otherwise required to be made by the owner of such lot or parcel. Following the foregoing transfer, such amounts in the Series 2026 Prepayment Subaccount shall be applied to the extraordinary mandatory redemption of the Series 2026 Bonds on the earliest date permitted for redemption therein and herein. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

On the earliest date on which there is on deposit in the Series 2026 Reserve Account, sufficient moneys, after taking into account other moneys available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest on such Series 2026 Bonds to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the Series 2026 Reserve Account into the Series 2026 Prepayment Subaccount in the Series 2026 Redemption Account to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest date permitted for redemption therein and herein.

Anything in the Master Indenture or herein to the contrary notwithstanding, amounts on deposit in the Series 2026 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Assessments.

Section 406. Amortization Installments. (a) The Amortization Installments established for the Series 2026 Bonds shall be as set forth in the form of Series 2026 Bonds attached hereto.

(b) Upon any redemption of Series 2026 Bonds (other than Series 2026 Bonds redeemed in accordance with scheduled Amortization Installments and other than Series 2026 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the District shall cause the Amortization Installments for the Outstanding Series 2026 Bonds to be recalculated in such manner as shall amortize all of the Outstanding Series 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of each Series 2026 Bond.

Section 407. Tax Covenants. The District shall comply with the Tax Regulatory Covenants set forth in the tax certificate of the District issued in connection with the issuance of the Series 2026 Bonds, as amended and supplemented from time to time in accordance with their terms.

Section 408. Series 2026 Revenue Account; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to deposit into the Series 2026 Revenue Account any and all amounts required to be deposited therein by this Section 408 or by any other provision of the Master Indenture or this Fourth Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2026 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2026 Revenue Account the Series 2026 Pledged Revenues other than Series 2026 Prepayment Principal, which shall be identified by the District to the Trustee as such in writing upon deposit and which shall be deposited into the Series 2026 Prepayment Subaccount in the Series 2026 Redemption Account, and any other revenues required by other provisions of the Indenture to be deposited therein. The Trustee may conclusively rely on the assumption that, unless otherwise instructed in writing by the District at the time of deposit with the Trustee, Series 2026 Pledged Revenues paid to the Trustee shall be deposited into the Series 2026 Revenue Account, and that Series 2026 Pledged Revenues which the District informs the Trustee constitute Series 2026 Prepayment Principal shall be deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Redemption Account.

(c) On the forty-fifth (45^{th}) day preceding each Quarterly Redemption Date with respect to the Series 2026 Bonds (or if such forty-fifth (45^{th}) day is not a Business Day, on the Business Day preceding such forty-fifth (45^{th}) day), the Trustee shall determine the amount on deposit in the Series 2026 Prepayment Subaccount of the Series 2026 Redemption Account and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2026 Revenue Account for deposit into the Series 2026 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to the next highest integral multiple of $5,000 (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2026 Bonds on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2026

Bonds in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2026 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of the Series 2026 Bonds set forth in the form of Series 2026 Bonds attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) Following the foregoing transfers, on each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer from the amounts on deposit in the Series 2026 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2026 Interest Account of the Series 2026 Debt Service Account, an amount equal to the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the Series 2026 Capitalized Interest Account in accordance with Section 403(b) hereof, and less any other amount already on deposit in the Series 2026 Interest Account not previously credited;

SECOND, on May 1, 20__, and each May 1 thereafter, to the Series 2026 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2026 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the Series 2026 Sinking Fund Account not previously credited;

THIRD, to the Series 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2026 Reserve Account Requirement; and

FOURTH, the balance shall be retained in the Series 2026 Revenue Account.

(e) On any date required by the Tax Regulatory Covenants, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2026 Revenue Account to the Series 2026 Rebate Account established for the Series 2026 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing, if any, to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Regulatory Covenants.

(f) On each November 2 (or if such November 2 is not a Business Day, on the next Business Day thereafter), the Trustee shall, at the written direction of the District, (i) if the Date of Completion of the Series 2026 Project has not been established, transfer to the Series 2026 Acquisition and Construction Account the balance on deposit in the Series 2026 Revenue Account on such November 2 to be used for the purpose of such Account or (ii) if the Date of Completion of the Series 2026 Project has been established, transfer to the District the balance on deposit in the Series 2026 Revenue Account on such November 2 to be used for any lawful District purpose; provided, however, that on the date of either such proposed transfer the Trustee shall not have received written notice of an Event of Default under the Indenture relating to the Series 2026 Bonds, including the payment of Trustee's fees and expenses then due.

(g) Anything herein or in the Master Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Investment Obligations, and further, earnings on the Series 2026 Acquisition and Construction Account, the Series 2026 Interest Account and the Series 2026 Capitalized Interest Account shall be retained, as realized, in such Accounts and used for the purposes of such Accounts. Earnings on investments in the Funds and Accounts other than the Series 2026 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the Series 2026 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2026 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2026 Reserve Account as of the most recent date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2026 Reserve Account since such date which have created a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account up to and through November 1, 2026, and thereafter earnings in the Series 2026 Reserve Account shall be allocated to and deposited into the Series 2026 Revenue Account and used for the purpose of such Account; and

(ii) if as of the last date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 of the Master Indenture), or if after such date withdrawals have been made from the Series 2026 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Reserve Account until the amount on deposit therein is equal to the Series 2026 Reserve Account Requirement, and then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account up to and through November 1, 2026, and thereafter shall be allocated to and deposited into the Series 2026 Revenue Account and used for the purpose of such Account.

Notwithstanding the foregoing, if there is a deficiency in the Series 2026 Reserve Account, prior to the deposit of any earnings in the Series 2026 Revenue Account, the amount of such proposed transfer shall instead be deposited into the Series 2026 Reserve Account until the balance on deposit therein is equal to the Series 2026 Reserve Account Requirement.

ARTICLE V
CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fourth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fourth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

ARTICLE VI
ADDITIONAL BONDS

Section 601. No Parity Bonds; Limitation on Parity Assessments. The District covenants and agrees that so long as there are any Series 2026 Bonds Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2026 Trust Estate other than Bonds issued to refund the Outstanding Series 2026 Bonds. The District further covenants and agrees that so long as there are any Series 2026 Bonds Outstanding, it will not impose debt service Assessments for capital projects on any lands then subject to the Series 2026 Assessments without the prior written consent of the Majority Owners; provided, however, that such consent shall not be required and there shall be no prohibition on the imposition of additional debt service Assessments if the Series 2026 Assessments have been Substantially Absorbed, evidence of which shall be provided by the District to the Trustee in a written certificate upon which the Trustee may conclusively rely. The foregoing shall not preclude the imposition of capital Assessments, or the issuance of Bonds secured by such Assessments, at any time on property then subject to the Series 2026 Assessments which the District certifies are necessary for health, safety, and welfare reasons; to remediate a natural disaster; or Operation and Maintenance Assessments.

ARTICLE VII
MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Fourth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Fourth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fourth Supplemental Indenture and to the Series 2026 Bonds issued hereunder. To the extent of any conflict between the Master Indenture and this Fourth Supplemental Indenture the terms and provisions hereof shall control.

Section 702. Continuing Disclosure Agreement. Contemporaneously with the execution and delivery hereof, the District has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended. The District covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement; however, as set forth therein, failure to so

comply shall not constitute an Event of Default hereunder, but, instead shall be enforceable by mandamus, injunction or any other means of specific performance.

Section 703. Collection of Series 2026 Assessments. (a) Anything herein or in the Master Indenture to the contrary notwithstanding, when permitted by law, Series 2026 Assessments levied on platted lots and pledged hereunder to secure the Series 2026 Bonds shall be collected pursuant to the "Uniform Method" prescribed by Florida Statutes and Series 2026 Assessments levied on unplatted lots and pledged hereunder to secure the Series 2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless otherwise directed by the Trustee acting at the direction of the Majority Owners during an Event of Default.

(b) All Series 2026 Assessments that are collected directly by the District and not via the Uniform Method shall be due and payable by the landowner no later than thirty (30) days prior to each Interest Payment Date; provided, however, that such Series 2026 Assessments shall not be deemed to be Delinquent Assessments unless and until such Series 2026 Assessments are not paid by the applicable Interest Payment Date with respect to which they have been billed.

Section 704. Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default. In accordance with the provisions of the Indenture, the Series 2026 Bonds are secured solely by the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds comprising the Series 2026 Trust Estate. Anything in the Indenture to the contrary notwithstanding, the District hereby acknowledges that (i) the Series 2026 Pledged Funds include, without limitation, all amounts on deposit in the Series 2026 Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may not be used by the District (whether to pay Costs of the Series 2026 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to the occurrence of the Event of Default the District had incurred a binding obligation with third parties for work on the Series 2026 Project and payment is for such work, and (iii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the construction or acquisition of the Series 2026 Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

Section 705. Additional Covenant Regarding Assessments. In addition to, and not in limitation of, the covenants contained elsewhere in this Fourth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the Series 2026 Assessment Proceedings heretofore adopted with respect to the Series 2026 Assessments, including the Assessment Methodology, and to levy the Series 2026 Assessments and any required true-up payments set forth in the Assessment Methodology, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due. The Assessment Methodology shall not be materially amended without the prior written consent

of the Majority Owners. Notwithstanding the foregoing, amendments to the Assessment Methodology to account for new product types shall not require such consent.

Section 706. Assignment of District's Rights Under Collateral Assignment. Subject to the terms of the Collateral Assignment, and without intending to alter the same, the District hereby assigns its rights under the Collateral Assignment to the Trustee for the benefit of the Owners, from time to time, of the Series 2026 Bonds. The Trustee shall not become obligated to perform any duties because of such assignment.

Section 707. Enforcement of True-Up Agreement and Completion Agreement. The District, either through its own actions or actions caused to be taken through the Trustee, covenants that it shall strictly enforce all of the provisions of the Completion Agreement and the True-Up Agreement and, upon the occurrence and continuance of a default under either or both of such Agreements, the District covenants and agrees that the Trustee, at the direction of the Majority Owners, may, subject to the provisions of Section 912 of the Master Indenture, act on behalf of and in the District's stead to enforce the provisions of such Agreements and to pursue all available remedies under applicable law or in equity. Anything herein or in the Master Indenture to the contrary notwithstanding, failure of the District to enforce, or permit the Trustee to enforce in its stead, all of the provisions of the Completion Agreement and the True-Up Agreement upon demand of the Majority Owners, or the Trustee at the direction of the Majority Owners, shall constitute an Event of Default under the Indenture without benefit of any period for cure.

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IN WITNESS WHEREOF, the Waterset South Community Development District has caused these presents to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by an Assistant Secretary of the District, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized Vice President.

(SEAL)

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT

_____
Amanda King, Chair, Board of Supervisors

Attest:

_____
Matthew Huber, Assistant Secretary

[Signature Page | Fourth Supplemental Trust Indenture]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

_____

Leanne M. Duffy, Vice President

[Signature Page | Fourth Supplemental Trust Indenture]

EXHIBIT A

SUPPLEMENTAL ENGINEER'S REPORT

See the Supplemental District Engineer's Report Series 2026 Project (2026 Assessment Area), dated February 2026, attached as Appendix A to the Limited Offering Memorandum for the Series 2026 Bonds dated February __, 2026.

EXHIBIT B

FORM OF SERIES 2026 BONDS

No. 2026R-_ **$_____**

United States of America
State of Florida
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2026
(2026 ASSESSMENT AREA)

Interest Rate	**Maturity Date**	**Dated Date**	**CUSIP**
____%	May 1, 20__	February __, 2026	94186H __

Registered Owner: CEDE & CO.

Principal Amount: _____ DOLLARS

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture hereinafter mentioned) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on May 1, 2026, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to

the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Any payment of principal, Maturity Amount or Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Orlando, Florida, or any alternate or successor paying agent (collectively, the "Paying Agent"), unless the Bonds are held in the book entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner set forth above owns not less than $1,000,000 in aggregate principal amount of the Series 2026 Bonds, as defined below). Interest on this Bond will be computed on the basis of a 360-day year of twelve 30-day months. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the hereinafter defined Indenture.

This Bond is one of a duly authorized issue of bonds of the District designated "$_____ Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area)" (the "Series 2026 Bonds") issued as a Series under a Master Trust Indenture, dated as of December 1, 2022 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, located in Orlando, Florida, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, dated as of February 1, 2026 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as supplemented by the Supplemental Indenture is hereinafter referred to as the "Indenture") (the Series 2026 Bonds, together with any other Bonds issued under and governed by the terms of the Master Indenture, are hereinafter collectively referred to as the "Bonds"). The District will apply the proceeds of the Series 2026 Bonds to: (i) finance a portion of the Costs of the Series 2026 Project; (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds, without privilege or priority of one Series 2026 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2026 Bonds.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE AUTHORIZING THE ISSUANCE OF THE SERIES 2026 BONDS. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS SHALL BE PAYABLE FROM,

AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 TRUST ESTATE PLEDGED TO THE SERIES 2026 BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Maturity Amount and Redemption Price of, and the interest on, the Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Assessments, the terms and conditions under which the Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the Bonds, and, by the acceptance of this Bond, the Owner hereof assents to all of the provisions of the Indenture. The Series 2026 Bonds are equally and ratably secured by the Series 2026 Trust Estate, without preference or priority of one Series 2026 Bond over another. The District covenants and agrees in the Supplemental Indenture that so long as there are any Series 2026 Bonds Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2026 Trust Estate other than Bonds issued to refund the Outstanding Series 2026 Bonds. The District further covenants and agrees in the Supplemental Indenture that so long as there are any Series 2026 Bonds Outstanding, it will not impose debt service Assessments for capital projects on any lands then subject to the Series 2026 Assessments without the prior written consent of the Majority Owners; provided, however, that such consent shall not be required it the Series 2026 Assessments have been Substantially Absorbed. The foregoing shall not preclude the imposition of capital Assessments, or the issuance of Bonds secured by such Assessments, at any time on property then subject to the Series 2026 Assessments which the District certifies are necessary for health, safety, and welfare reasons; to remediate a natural disaster; or Operation and Maintenance Assessments.

The Series 2026 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof in minimum aggregate principal amounts of $100,000 and integral multiples of Authorized Denominations in excess of $100,000. This Bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee in Orlando, Florida, as Bond Registrar (the "Bond Registrar"), upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond or Bonds, in the same aggregate principal amount as the Bond or Bonds transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Orlando, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, Bonds may be exchanged for an equal aggregate

principal amount of Bonds of the same maturity, of Authorized Denominations and bearing interest at the same rate or rates.

The Series 2026 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 2035, at the Redemption Price of the principal amount of the Series 2026 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

The Series 2026 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	**Amortization Installment**	**May 1 of the Year**	**Amortization Installment**
	$		$
		*	

* Maturity

The Series 2026 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	**Amortization Installment**	**May 1 of the Year**	**Amortization Installment**
	$		$
		*	

* Maturity

[Remainder of Page Intentionally Left Blank]

The Series 2026 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	**Amortization Installment**	**May 1 of the Year**	**Amortization Installment**
	$		$

(c) on the date on which the amount on deposit in the Series 2026 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2026 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2026 Bonds shall be called for redemption, the particular Series 2026 Bonds or portions of Series 2026 Bonds to be redeemed shall, unless otherwise provided in the Indenture, be selected by lot by the Bond Registrar as provided in the Indenture.

Notice of each redemption of Series 2026 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2026 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2026 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2026 Bonds or such portions thereof on such date, interest on such Series 2026 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2026 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2026 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Master Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Series 2026 Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Master Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2026 Bonds as to the Series 2026 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Waterset South Community Development District has caused this Bond to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of an Assistant Secretary to the District.

(SEAL)

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT

_____
Amanda King, Chair, Board of Supervisors

Attest:

_____
Matthew Huber, Assistant Secretary

CERTIFICATE OF VALIDATION

This Bond is one of a Series of Bonds which were validated by judgment of the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida rendered on October 31, 2022.

_____
Amanda King, Chair, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

_____

Leanne M. Duffy, Vice President

Date of Authentication:

February __, 2026

ABBREVIATIONS FOR SERIES 2026 BONDS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under Uniform Transfer to Minors Act _____
(Cust.) (Minor)
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT FOR SERIES 2026 BONDS

For value received, the undersigned hereby sells, assigns and transfers unto

_____ within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatever.

EXHIBIT B

FORM OF PURCHASE CONTRACT

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
(Hillsborough County, Florida)

$[Bond Amount] Special Assessment Revenue Bonds, Series 2026
(2026 Assessment Area)

[BPA Date]

BOND PURCHASE AGREEMENT

Waterset South Community Development District
Hillsborough County, Florida

Ladies and Gentlemen:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this Bond Purchase Agreement ("Purchase Agreement") with the Waterset South Community Development District (the "District"). This offer is made subject to written acceptance hereof by the District at or before 11:59 p.m., New York time, on the date hereof. If not so accepted, this offer will be subject to withdrawal by the Underwriter upon written notice delivered to the District at any time prior to the acceptance hereof by the District. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Limited Offering Memorandum or in the Indenture, as applicable, each as defined herein.

1. Purchase and Sale. Upon the terms and conditions and in reliance on the representations, warranties, covenants and agreements set forth herein, the Underwriter hereby agrees to purchase from the District, and the District hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its $[Bond Amount] Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds"). The Series 2026 Bonds shall be dated as of the date of their delivery and shall be payable on the dates and principal amounts, bear such rates of interest and be subject to redemption, all as set forth in Exhibit A attached hereto. Interest on the Series 2026 Bonds is payable semi-annually on May 1 and November 1 each year, commencing May 1, 2026. The purchase price for the Series 2026 Bonds shall be $[PP] (representing the aggregate par amount of the Series 2026 Bonds of $[Bond Amount].00, [less/plus] [net] original issue [discount/premium] of $[OID/OIP] and less an Underwriter's discount of $[UD]).

The disclosure statement required by Section 218.385, Florida Statutes, is attached hereto as Exhibit B.

2. The Series 2026 Bonds. The Series 2026 Bonds are authorized and issued pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida Constitution, and other applicable provisions of law, and Ordinance No. 22-19, enacted by the Board of County Commissioners of Hillsborough County, Florida (the "County") on July 26, 2022, effective on July 27, 2022, as amended by Ordinance No. 25-9, enacted by the Board of County Commissioners of the

County on February 11, 2025, effective on February 12, 2025, as further amended by Ordinance No. 26-3, enacted by the Board of County Commissioners of the County on January 13, 2026, effective on January 14, 2026 (as amended, the "Ordinance"). The District was established for the purpose, among other things, of financing and managing the acquisition, construction, installation, maintenance, and operation of the major infrastructure within and without the boundaries of the District. The Series 2026 Bonds are being issued pursuant to the Act, a Master Trust Indenture, dated as of December 1, 2022 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, dated as of March 1, 2026, between the District and the Trustee (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), and Resolution Nos. 2022-29 and 2026-[__], adopted by the Board of Supervisors of the District (the "Board") on August 9, 2022 and February [12], 2026, respectively (collectively, the "Bond Resolution"), authorizing the issuance of the Series 2026 Bonds. The Series 2026 Assessments comprising the Series 2026 Pledged Revenues have been levied by the District on the lands within the District specially benefited by the Series 2026 Project pursuant to Resolution Nos. 2022-27 and 2022-28 adopted by the Board on August 9, 2022, Resolution No. 2022-30 adopted by the Board on September 13, 2022, Resolution No. 2026-05 adopted by the Board on January 8, 2026, Resolution No. 2026-[__] adopted by the Board on February [12], 2026 and a resolution to be adopted by the Board on or about February [25], 2026 (collectively, the "Assessment Resolutions").

Consistent with the requirements of the Indenture and the Act, the Series 2026 Bonds are being issued to (a) finance a portion of the Cost of the Series 2026 Project, (b) pay certain costs associated with the issuance of the Series 2026 Bonds, (c) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds, without privilege or priority of one Series 2026 Bond over another, and (d) pay a portion of the interest to become due on the Series 2026 Bonds.

The principal and interest on the Series 2026 Bonds are payable from and secured by the Series 2026 Trust Estate, which includes the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds. The Series 2026 Pledged Revenues consist primarily of the revenues received by the District from the Series 2026 Assessments levied against certain lands in the District that are subject to assessment as a result of the Series 2026 Project or any portion thereof. The Series 2026 Pledged Funds include all of the Funds and Accounts (except for the Series 2026 Rebate Account) established by the Indenture.

At the time of issuance of the Series 2026 Bonds, the District and/or NNP-Southbend II, LLC, a Delaware limited liability company (the "Developer"), will enter into:

(a) the Continuing Disclosure Agreement (the "Disclosure Agreement") among the District, the Developer, and Rizzetta & Company, Incorporated (the "Dissemination Agent"), dated as of the date of Closing (hereinafter defined);

(b) the [Agreement Between the Waterset South Community Development District and NNP-Southbend II, LLC, Regarding the True-Up and Payment of Series 2026 Assessments] (the "True Up Agreement"), dated as of the date of Closing;

(c) the [Collateral Assignment and Assumption of Development and Contract Rights Relating to the Capital Improvement Program – Series 2026 Project] (the "Collateral Assignment") between the District and the Developer, dated as of the date of Closing;

(d) the [Agreement By and Between the Waterset South Community Development District and NNP-Southbend II, LLC, Regarding the Completion of Certain Improvements Relating to the Series 2026 Project] (the "Completion Agreement"), dated as of the date of Closing;

(e) the [Acquisition Agreement] (the "Acquisition Agreement") between the District and the Developer, dated as of the date of Closing;

(f) the [Declaration of Consent to Jurisdiction of Waterset South Community Development District and to Imposition of Special Assessments] (the "Declaration of Consent") by the Developer, dated as of the date of Closing;

(g) the [Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests] among the District, the Developer and [NASH Financing, LLC] (the "NASH Tri-Party Agreement"), dated as of the date of Closing; and

(h) the [Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests] among the District, the Developer and [Land Reserve, Inc., formerly known as Suburban Land Reserve, Inc.] (the "SLR Tri-Party Agreement"), dated as of the date of Closing.

For purposes hereof, this Purchase Agreement, the Indenture, the Disclosure Agreement, the True-Up Agreement, the Collateral Assignment, the Completion Agreement, the Acquisition Agreement, the Declaration of Consent, the NASH Tri-Party Agreement and the SLR Tri-Party Agreement are referred to herein collectively as the "Financing Documents."

3. <u>Delivery of Limited Offering Memorandum and Other Documents</u>.

(a) Prior to the date hereof, the District provided to the Underwriter for its review the Preliminary Limited Offering Memorandum, dated [PLOM Date] (the "Preliminary Limited Offering Memorandum"), that the District deemed final as of its date, except for certain permitted omissions (the "permitted omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission (the "SEC Rule") in connection with the pricing of the Series 2026 Bonds. The District hereby confirms that the Preliminary Limited Offering Memorandum was deemed final as of its date, except for the permitted omissions.

(b) The District shall deliver, or cause to be delivered, at its expense, to the Underwriter, within seven (7) business days after the date hereof, or use good faith to deliver within such shorter period as may be requested by the Underwriter and at least one (1) business day prior to the date of Closing, or within such other period as the Underwriter may inform the District which is necessary for the Underwriter to comply with regulations of the Municipal Securities Rulemaking Board ("MSRB") in order to accompany any

confirmation that requests payment from any customer, sufficient copies of the final Limited Offering Memorandum (the "Limited Offering Memorandum") to enable the Underwriter to fulfill its obligations pursuant to the securities laws of the State of Florida (the "State") and the United States, in form and substance satisfactory to the Underwriter. In determining whether the number of copies to be delivered by the District are reasonably necessary, at a minimum, the number shall be determined by the Underwriter and conveyed to the District as shall be sufficient to enable the Underwriter to comply with the requirements of the SEC Rule, all applicable rules of the MSRB, and to fulfill its duties and responsibilities under State and federal securities laws generally.

The Underwriter agrees to file the Limited Offering Memorandum in accordance with applicable MSRB rules.

The District authorizes, or ratifies as the case may be, the use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds. The Underwriter agrees that it will not confirm the sale of any Series 2026 Bonds unless the confirmation of sale requesting payment is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum.

(c) From the date hereof until the earlier of (1) ninety (90) days from the "end of the underwriting period" (as defined in the SEC Rule), or (2) the time when the Limited Offering Memorandum is available to any person from the MSRB (but in no case less than twenty-five (25) days following the end of the underwriting period), if the District has knowledge of the occurrence of any event which may make it necessary to amend or supplement the Limited Offering Memorandum in order to make the statements therein, in light of the circumstances under which they were made, not misleading, the District shall notify the Underwriter and if, in the reasonable opinion of the District or the Underwriter, such event requires the preparation and publication of an amendment or supplement to the Limited Offering Memorandum, the District, at its expense (unless such event was caused by the Underwriter), shall promptly prepare an appropriate amendment or supplement thereto (and file, or cause to be filed, the same with the MSRB, and mail such amendment or supplement to each record owner of Series 2026 Bonds) so that the statements in the Limited Offering Memorandum as so amended or supplemented will not, in light of the circumstances under which they were made, be misleading, in a form and in a manner reasonably approved by the Underwriter. The District will promptly notify the Underwriter of the occurrence of any event of which it has knowledge which, in its opinion, is an event described in the preceding sentence. The amendments or supplements that may be authorized for use with respect to the Series 2026 Bonds are hereinafter included within the term "Limited Offering Memorandum."

4. **Authority of the Underwriter**. The Underwriter is duly authorized to execute this Purchase Agreement and to perform its obligations hereunder. The Underwriter hereby represents that neither it nor any "person" or "affiliate" has been on the "convicted vendor list" during the past 36 months, as all such terms are defined in Section 287.133, Florida Statutes.

5. **Offering and Sale of Series 2026 Bonds**. The Underwriter agrees to make a bona fide limited offering to "accredited investors" representing the general public

(excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) of all of the Series 2026 Bonds at not in excess of the initial public offering price or prices (or below the yield or yields) set forth in Exhibit A attached hereto; provided, however, that the Underwriter may (a) offer and sell the Series 2026 Bonds to certain bond houses, brokers or to similar persons or organizations acting in the capacity of underwriters or wholesalers at prices lower than the public offering prices set forth in Exhibit A attached hereto, or (b) change such initial offering prices (or yields) as the Underwriter deems necessary in connection with the marketing of the Series 2026 Bonds. The Underwriter agrees to assist the District in establishing the issue price as provided in Section 20 hereof.

The District hereby authorizes the Underwriter to use the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds and ratifies and confirms the distribution and use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with such limited public offering and sale.

6. District Representations, Warranties, Covenants and Agreements. The District represents and warrants to and covenants and agrees with the Underwriter that, as of the date hereof and as of the date of Closing:

(a) The District is a local unit of special purpose government, duly organized and established and validly existing under the Act and the Constitution and laws of the State, with full legal right, power and authority to (1) impose, levy and collect the Series 2026 Assessments in the manner described in the Limited Offering Memorandum, (2) issue the Series 2026 Bonds for the purposes for which they are to be issued, as described in the Limited Offering Memorandum, (3) secure the Series 2026 Bonds as provided by the Indenture, (4) enter into the Financing Documents to which it is a party, (5) carry out and consummate all of the transactions contemplated by the Bond Resolution, the Assessment Resolutions and the Financing Documents to which it is a party, and (6) undertake the completion of the Series 2026 Project.

(b) The District has complied and will at Closing be in compliance in all respects with the Bond Resolution, the Assessment Resolutions, the Act, and the Constitution and laws of the State in all matters relating to the Financing Documents and the Series 2026 Bonds, and the imposition, levy and collection of the Series 2026 Assessments.

(c) The District has, or by Closing will have, duly authorized and approved (1) the execution and delivery, or adoption, as the case may be, and performance of the Bond Resolution, the Assessment Resolutions, the Financing Documents to which it is a party, the Series 2026 Assessments and the Series 2026 Bonds, (2) the use and distribution of the Preliminary Limited Offering Memorandum and the delivery and distribution of the Limited Offering Memorandum, and (3) the taking of any and all such action as may be required on the part of the District to carry out, give effect to and consummate the transactions contemplated by the Bond Resolution, the Assessment Resolutions, the Financing Documents, the Series 2026 Assessments, the Series 2026 Bonds and the Limited Offering Memorandum.

(d) Each of the Financing Documents to which the District is a party, upon due authorization, execution and delivery thereof by the parties thereto, constitutes, or will constitute at Closing, a legally valid and binding obligation of the District enforceable in accordance with its terms.

(e) When delivered to and paid for by the Underwriter at the Closing in accordance with the provisions of this Purchase Agreement, the Series 2026 Bonds will have been duly authorized, executed, authenticated, issued and delivered and will constitute legally valid and binding special obligations of the District, conforming to the Act, and entitled to the benefit and security of the Indenture.

(f) Upon the execution, authentication, issuance and delivery of the Series 2026 Bonds as aforesaid, the Indenture will provide, for the benefit of the holders from time to time of the Series 2026 Bonds, a legally valid and binding pledge of and a security interest in and to the Series 2026 Trust Estate pledged to the Series 2026 Bonds, subject only to the provisions of the Indenture permitting the application of such Series 2026 Trust Estate for the purposes and on the terms and conditions set forth in the Indenture.

(g) Other than any approvals that might be required under the securities laws of any state, no approval, permit, consent or authorization of, or registration or filing with, any governmental or public agency or authority or any other entity not already obtained or made, or to be obtained or made simultaneously with the issuance of the Series 2026 Bonds, is required to be obtained or made by the District in connection with the issuance and sale of the Series 2026 Bonds, or the execution and delivery by the District of, or the due performance of its obligations under, the Financing Documents to which it is a party and the Series 2026 Bonds, and any such approvals, permits, consents or authorizations so obtained are in full force and effect.

(h) Other than as disclosed in the Limited Offering Memorandum, the District is not in breach of or in default under any applicable constitutional provision, law or administrative regulation of the State or the United States, the Financing Documents to which it is a party, the Series 2026 Bonds or any applicable judgment or decree or any other loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, that could have a materially adverse effect on the business or operations of the District, and no event of default by the District has occurred and is continuing under any such instrument except as otherwise stated herein.

(i) The execution and delivery by the District of the Financing Documents, the Series 2026 Bonds and any other instrument to which the District is a party and which is used or contemplated for use in conjunction with the transactions contemplated by the Financing Documents, the Series 2026 Bonds, or the Limited Offering Memorandum, and the compliance with the provisions of each such instrument and the consummation of any transactions contemplated hereby and thereby, will not conflict with or constitute a breach of or default under any indenture, contract, agreement, or other instrument to which the District is a party or by which it is bound, or to the best of its knowledge under any provision of the Constitution of the State or any existing law, rule, regulation, ordinance, judgment, order or decree to which the District (or any of its supervisors or officers in their respective capacities as such) or its properties is subject.

(j) Except as disclosed in the Limited Offering Memorandum, there is no action, suit, hearing, inquiry or investigation, at law or in equity, before or by any court, public board, agency or body, pending or, to the best knowledge of the District, threatened against or affecting the District or any of its supervisors in their respective capacities as such, in which an unfavorable decision, ruling or finding would, in any material way, adversely affect (1) the transactions contemplated by the Bond Resolution, the Assessment Resolutions, the Financing Documents or the Series 2026 Bonds, (2) the organization, existence or powers of the District or any of its supervisors or officers in their respective capacities as such, (3) the business, properties or assets or the condition, financial or otherwise, of the District, (4) the validity or enforceability of the Series 2026 Bonds, the Financing Documents to which it is a party, the Series 2026 Assessments or any other agreement or instrument to which the District is a party and which is used or contemplated for use in the transactions contemplated hereby or by the Indenture, (5) the exclusion from gross income for federal income tax purposes of the interest on the Series 2026 Bonds, (6) the exemption under the Act of the Series 2026 Bonds and the interest thereon from taxation imposed by the State, (7) the legality of investment in the Series 2026 Bonds for certain investors as provided in the Act, (8) the issuance, sale or delivery of the Series 2026 Bonds, or (9) the collection of the Series 2026 Assessments and the pledge thereof under the Indenture to pay the principal, premium, if any, or interest on the Series 2026 Bonds.

(k) The District has not issued, assumed or guaranteed any indebtedness, incurred any material liabilities, direct or contingent, or entered into any contract or arrangement of any kind payable from or secured by a pledge of the Series 2026 Trust Estate pledged to the Series 2026 Bonds with a lien thereon prior to or on a parity with the lien of the Series 2026 Bonds.

(l) Between the date of this Purchase Agreement and the date of Closing, the District will not, without the prior written consent of the Underwriter, incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than (1) as contemplated by the Limited Offering Memorandum, or (2) in the ordinary course of business.

(m) Any certificates signed by any official of the District authorized to do so shall be deemed a representation and warranty by the District to the Underwriter as to the statements made therein.

(n) No representation or warranty by the District in this Purchase Agreement nor any statement, certificate, document or exhibit furnished or to be furnished by the District pursuant to this Purchase Agreement or the Limited Offering Memorandum or in connection with the transactions contemplated hereby contains or will contain on the date of Closing any untrue statement of a material fact or omits or will omit a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company, the Underwriter, or concerning information in the Limited Offering Memorandum under the captions "SUITABILITY FOR INVESTMENT," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "WATERSET," "THE SERIES 2026 ASSESSMENT AREA,"

"THE DEVELOPER," "TAX MATTERS," "LITIGATION – Developer," "CONTINUING DISCLOSURE – Developer Continuing Compliance," and "UNDERWRITING."

(o) Except as disclosed in the Limited Offering Memorandum, the District is not in default and has not been in default at any time after December 31, 1975, as to principal or interest with respect to any obligations issued or guaranteed by the District.

7. **The Closing**. At 12:00 noon, New York time, on [Closing Date], or at such earlier or later time or date to which the District and the Underwriter may mutually agree, the District will, subject to the terms and conditions hereof, deliver the Series 2026 Bonds to the Underwriter in full book-entry form, duly executed, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the aggregate purchase price of the Series 2026 Bonds as set forth in Section 1 hereof (such delivery of and payment for the Series 2026 Bonds is herein called the "Closing"). The District shall cause CUSIP identification numbers to be printed on the Series 2026 Bonds, but neither the failure to print such number on any Series 2026 Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Series 2026 Bonds in accordance with the terms of this Purchase Agreement. The Closing shall occur at the offices of the District, or such other place to which the District and the Underwriter shall have mutually agreed. The Series 2026 Bonds shall be prepared and delivered as fully registered bonds in such authorized denominations and registered in full book-entry form in the name of Cede & Co., as Nominee of The Depository Trust Company, New York, New York ("DTC") and shall be delivered to DTC during the business day prior to the Closing for purposes of inspection, unless the DTC "F.A.S.T." procedure is used which requires the Bond Registrar to retain possession of the Series 2026 Bonds.

8. **Closing Conditions**. The Underwriter has entered into this Purchase Agreement in reliance upon the representations, warranties, covenants and agreements of the District contained herein and contained in the documents and instruments delivered at the Closing, and upon the performance by the District of its obligations hereunder, as of the date of Closing. Accordingly, the Underwriter's obligations under this Purchase Agreement to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds shall be subject to the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct on and as of the date of Closing, the statements made in all certificates and other documents delivered to the Underwriter at the Closing shall be true, complete and correct as of the date of Closing, and the District shall be in compliance with each of the agreements made by it in this Purchase Agreement and the Indenture as of the date of Closing;

(b) At the Closing, (1) the Bond Resolution, the Assessment Resolutions, the Financing Documents and the Series 2026 Assessments shall be in full force and effect and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and the District shall have adopted and there shall be in full force and effect such additional agreements therewith and in connection with the issuance

of the Series 2026 Bonds all such action as in the reasonable opinion of Bond Counsel shall be necessary in connection with the transactions contemplated hereby, (2) the Limited Offering Memorandum shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, (3) there shall not have occurred any event that causes the Limited Offering Memorandum or any amendment or supplement thereto to contain an untrue or misleading statement of fact that in the opinion of the Underwriter or its counsel is material or omits to state a fact that in the opinion of the Underwriter or its counsel is material and necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (4) the District shall perform or shall have performed all of its obligations under or specified in the Financing Documents to which it is a party to be performed at or prior to the Closing, and (5) the Series 2026 Bonds shall have been duly authorized, executed, authenticated and delivered; and

(c) At or prior to the Closing, the Underwriter shall have received executed or certified copies of the following documents:

(1) the Bond Resolution and Assessment Resolutions, certified by authorized officers of the District under its seal as true and correct copies and as having been adopted with only such amendments, modifications or supplements as may have been approved by the Underwriter;

(2) the Master Indenture and Supplemental Indenture;

(3) the Limited Offering Memorandum, and any amendments or supplements thereto;

(4) a certificate of the District, dated the date of Closing, signed on its behalf by the Chair or Vice Chair and the Secretary or an Assistant Secretary of its Board of Supervisors, in substantially the form attached hereto as Exhibit C;

(5) an opinion, dated the date of Closing, of Bryant Miller Olive P.A., Orlando, Florida, Bond Counsel, substantially in the form attached as an Appendix to the Limited Offering Memorandum;

(6) a supplemental opinion, dated the date of Closing, of Bond Counsel to the effect that (A) the Underwriter may rely on the approving opinion of Bond Counsel as though such opinion were addressed to it, (B) the Series 2026 Bonds are exempt from registration under the Securities Act of 1933, as amended, and the Indenture is exempt from qualification under the Trust Indenture Act of 1939, as amended, and (C) Bond Counsel has reviewed (i) the statements contained in the Limited Offering Memorandum under the sections captioned "DESCRIPTION OF THE SERIES 2026 BONDS" (other than the portion thereof captioned "Book-Entry Only System" and other than any information therein relating to DTC or the book-entry system) and "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS" (other than the portions thereof captioned "Agreement for Assignment of Development Rights," "Completion Agreement" and "True-Up Agreement") and is of the opinion that insofar as such statements purport to summarize certain provisions of the Series 2026 Bonds and the Indenture, such

statements are accurate summaries of the provisions purported to be summarized therein, and (ii) the information contained in the Limited Offering Memorandum under the section captioned "TAX MATTERS" and believes that such information is accurate;

(7) an opinion, dated the date of Closing, of Kutak Rock LLP, Tallahassee, Florida, District Counsel, in substantially the form attached hereto as Exhibit D;

(8) an opinion, dated the date of Closing, of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Counsel to the Underwriter (the "Underwriter's Counsel"), in form and substance satisfactory to the Underwriter;

(9) an opinion, dated the date of Closing and addressed to the Underwriter and the District, of counsel to the Trustee, in form and substance acceptable to the Underwriter and the District and a customary authorization and incumbency certificate, dated the date of Closing, signed by authorized officers of the Trustee;

(10) a certificate, dated the date of Closing, of the authorized officers of the District to the effect that, on the basis of the facts, estimates and circumstances in effect on the date of Closing, it is not expected that the proceeds of the Series 2026 Bonds will be used in a manner that would cause the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

(11) specimen Series 2026 Bonds;

(12) executed Financing Documents;

(13) the executed Letter of Representations between the District and DTC;

(14) the Master Special Assessment Allocation Report, dated August 9, 2022, the First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025, the Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026, and the Final Supplemental Special Assessment Allocation Report, dated on or about the date hereof, each prepared by the Assessment Consultant;

(15) a certificate of the Assessment Consultant, in substantially the form attached hereto as Exhibit E;

(16) the Master Report of District Engineer, Master Capital Improvement Plan, dated August 2022, the District Engineer's Report Supplement to the Master Capital Improvement Plan, dated July 17, 2025, the District Engineer's Report Supplement to the Master Capital Improvement Plan, dated December 12, 2025, and the Supplemental District Engineer's Report, Series 2026 Project (2026 Assessment Area), dated December 24, 2025, each prepared by the Consulting Engineer;

(17) a certificate of the Consulting Engineer, in substantially the form attached hereto as Exhibit F;

(18) a certificate of the District Manager and Dissemination Agent, in substantially the form attached hereto as Exhibit G;

(19) a certificate of the Developer, in substantially the form attached hereto as Exhibit H and an opinion of counsel to the Developer in substantially the form attached hereto as Exhibit I;

(20) evidence of compliance with the requirements of Section 189.051 and Section 215.84, Florida Statutes;

(21) the final judgment and certificate of no appeal; and

(22) such additional legal opinions, certificates (including such certificates as may be required by regulations of the Internal Revenue Service in order to establish the tax exempt character of the Series 2026 Bonds, which certificates shall be satisfactory in form and substance to Bond Counsel), and other evidence as the Underwriter, Bond Counsel or Underwriter's Counsel may deem necessary to evidence the truth and accuracy as of the date of Closing of the representations and warranties of the District herein contained and of the information contained in the Limited Offering Memorandum and the due performance and satisfaction by the District at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by it.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payment for, the Series 2026 Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of any and all obligations of the District hereunder and the performance of any and all conditions herein for the benefit of the Underwriter may be waived by the Underwriter in its sole discretion.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate, and neither the Underwriter nor the District shall be under further obligation hereunder; provided, however, that the respective obligations of the Underwriter and the District set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter may terminate this Purchase Agreement by written notice to the District in the event that between the date hereof and the date of Closing:

(a) the marketability of the Series 2026 Bonds or the market price thereof, in the reasonable opinion of the Underwriter, has been materially adversely affected by (1) an amendment to the Constitution of the United States, (2) any legislation (other than any

actions taken by either House of Congress on or prior to the date hereof) (A) enacted or adopted by the United States, (B) recommended to the Congress or otherwise endorsed for passage, by press release, other form of notice or otherwise, by the President of the United States, the Chairman or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, the Treasury Department of the United States or the Internal Revenue Service, or (C) favorably reported out of the appropriate Committee for passage to either House of the Congress by any full Committee of such House to which such legislation has been referred for consideration, (3) any decision of any court of the United States, (4) any order, rule or regulation (final, temporary or proposed) on behalf of the Treasury Department of the United States, the Internal Revenue Service or any other authority or regulatory body of the United States, (5) a release or announcement or communication issued or sent by the Treasury Department of the United States or the Internal Revenue Service, or (6) any comparable legislative, judicial or administrative development affecting the federal tax status of the District, its property or income, obligations of the general character of the Series 2026 Bonds, as contemplated hereby, or the interest thereon; or

(b) any legislation, rule, or regulation shall be introduced in, or be enacted or adopted in the State, or a decision by any court of competent jurisdiction within the State shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(c) any amendment to the Limited Offering Memorandum is proposed by the District or deemed necessary by Bond Counsel or the Underwriter which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(d) there shall have occurred any outbreak or escalation of hostility, declaration by the United States of a national emergency or war or other calamity or crisis the effect of which on financial markets is such as to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Series 2026 Bonds as contemplated by the Limited Offering Memorandum (exclusive of any amendment or supplement thereto); or

(e) legislation shall be enacted or adopted, or any action shall be taken by, or on behalf of, the Securities and Exchange Commission (the "SEC") which, in the reasonable opinion of Bond Counsel, has the effect of requiring the contemplated distribution of the Series 2026 Bonds to be registered under the Securities Act of 1933, as amended (the "1933 Act"), or the Indenture to be qualified under the Trust Indenture Act of 1939, as amended (the "1939 Act"), or any laws analogous thereto relating to governmental bodies, and compliance therewith cannot be accomplished prior to the Closing; or

(f) legislation shall be introduced by amendment or otherwise in or be enacted by the House of Representatives or the Senate of the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, release, regulation, official statement or no-action letter by or on behalf of the SEC or any other governmental authority having jurisdiction of the subject matter of the Series 2026 Bonds

shall have been proposed, issued or made (which is beyond the control of the Underwriter or the District to prevent or avoid) to the effect that the issuance, offering or sale of the Series 2026 Bonds as contemplated hereby or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Series 2026 Bonds is or would be in violation of any of the federal securities laws at Closing, including the 1933 Act, as amended and then in effect, the Securities Exchange Act of 1934, as amended and then in effect, or the 1939 Act, as amended and then in effect, or with the purpose or effect of otherwise prohibiting the offering and sale of either the Series 2026 Bonds as contemplated hereby, or of obligations of the general character of the Series 2026 Bonds; or

(g) there shall have occurred, after the signing hereof, either a financial crisis or a default with respect to the debt obligations of the District or proceedings under the federal or State bankruptcy laws shall have been instituted by the District, in either case the effect of which, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect the market price or the marketability of the Series 2026 Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Series 2026 Bonds; or

(h) a general banking moratorium shall have been declared by the United States, New York or State authorities which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(i) any national securities exchange or any governmental authority shall impose, as to the Series 2026 Bonds or obligations of the general character of the Series 2026 Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the establishment of material restrictions upon trading of securities, including limited or minimum prices, by any governmental authority or by any national securities exchange which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(j) legal action shall have been filed against the District wherein an adverse ruling would materially adversely affect the transactions contemplated hereby or by the Limited Offering Memorandum or the validity of the Series 2026 Bonds, the Bond Resolution, the Assessment Resolutions or any of the Financing Documents; provided, however, that as to any such litigation, the District may request and the Underwriter may accept an opinion by Bond Counsel, or other counsel acceptable to the Underwriter, that in such counsel's opinion the issues raised by any such litigation or proceeding are without substance or that the contentions of any plaintiffs therein are without merit; or

(k) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the District's obligations; or

(l) any information shall have become known which, in the Underwriter's reasonable opinion, makes untrue, incorrect or misleading in any material respect any statement or information contained in the Limited Offering Memorandum, as the information contained therein has been supplemented or amended by other information, or

causes the Limited Offering Memorandum, as so supplemented or amended, to contain an untrue, incorrect or misleading statement of a material fact or to omit to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading and upon the receipt of notice of the same by the District, the District fails to promptly amend or supplement the Limited Offering Memorandum; or

(m) an event occurs as a result of which the Limited Offering Memorandum, as then amended or supplemented, would include an untrue statement of a material fact or omit to state any material fact which is necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading which, in the reasonable opinion of the Underwriter, requires an amendment or supplement to the Limited Offering Memorandum and, in the reasonable opinion of the Underwriter, materially adversely affects the marketability of the Series 2026 Bonds or the contemplated offering prices thereof and upon the receipt of notice of the same by the District, the District fails to promptly amend or supplement the Limited Offering Memorandum; or

(n) the Internal Revenue Service makes a determination with respect to any special purpose development district formed under State law (referred to herein as a "Special District") deeming that all or certain of such Special Districts are not a "political subdivision" for purposes of Section 103(a) of the Internal Revenue Code, and such determination, in the reasonable opinion of the Underwriter, materially adversely affects the federal tax status of the District, the tax exempt character or marketability of the Series 2026 Bonds or the contemplated offering prices thereof.

10. Expenses.

(a) The District agrees to pay from the proceeds of the Series 2026 Bonds, and the Underwriter shall be under no obligation to pay, all expenses incident to the performance of the District's obligations hereunder, including but not limited to (1) the cost of the preparation, printing or other reproduction (for distribution prior to, on or after the date of acceptance of this Purchase Agreement) of a reasonable number of copies of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, (2) the fees and disbursements of Bond Counsel, District Counsel, Underwriter's Counsel, Rizzetta & Company, Incorporated, as Assessment Consultant, Heidt Design, LLC, as Consulting Engineer, and any other experts or consultants retained by the District, including, but not limited to, the fees and expenses of the District Manager and the Dissemination Agent, (3) the fees and disbursements of the Trustee, Bond Registrar and Paying Agent under the Indenture, and (4) out-of-pocket expenses of the District.

(b) The Underwriter shall pay (1) the cost of qualifying the Series 2026 Bonds for sale in various states chosen by the Underwriter and the cost of preparing or printing any Blue Sky and legal investment memoranda to be used in connection with such sale, and (2) out-of-pocket expenses and advertising incurred by it in connection with their offering and distribution of the Series 2026 Bonds.

(c) In the event that either the District or the Underwriter shall have paid obligations of the other as set forth in this Section, adjustment shall be made at or prior to Closing.

11. Notices. All notices, demands and formal actions hereunder shall be in writing and mailed or otherwise delivered to:

The Underwriter:	MBS Capital Markets, LLC 152 Lincoln Avenue Winter Park, Florida 32789 Attn: Brett Sealy
The District:	Waterset South Community Development District c/o Rizzetta & Company, Incorporated 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: Stephanie DeLuna
Copy to District Counsel:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: Alyssa Willson, Esq.

12. Parties in Interest. This Purchase Agreement is made solely for the benefit of the District and the Underwriter (including the successors or assignees of the District or the Underwriter) and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties, covenants and agreements in this Purchase Agreement shall remain operative and in full force and effect, regardless of (a) any investigations made by or on behalf of the Underwriter, (b) the delivery of and payment for the Series 2026 Bonds pursuant to this Purchase Agreement, or (c) any termination of this Purchase Agreement but only to the extent provided by the last paragraph of Section 8 hereof.

13. Waiver. Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the District hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriter may be waived by the Underwriter in its sole discretion.

14. Effectiveness. This Purchase Agreement shall become effective upon the execution of the acceptance hereof by the Chair and shall be valid and enforceable at the time of such acceptance.

15. Counterparts. This Purchase Agreement may be executed in several counterparts, each of which shall be regarded as a net original and all of which shall constitute one and the same document.

16. Headings. The headings of the sections of this Purchase Agreement are inserted for convenience only and shall not be deemed to be a part hereof.

17. Florida Law Governs. The validity, interpretation and performance of this Purchase Agreement shall be governed by the laws of the State.

18. Truth In Bonding Statement. Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, as amended, the Underwriter provides the following truth-in-bonding statement:

(a) The District is proposing to issue $[Bond Amount].00 of its Series 2026 Bonds for the purposes described in Section 2 hereof. This obligation is expected to be repaid over a period of approximately [30] years. At a true interest cost of approximately [TIC]%, total interest paid over the life of the obligation will be $[_____].

(b) The sources of repayment for the Series 2026 Bonds are the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds (as described in Section 2 hereof). Authorizing this obligation will result in an average of approximately $[_____] not being available to finance other services of the District every year for approximately [30] years; provided however, that in the event that the Series 2026 Bonds were not issued, the District would not be entitled to impose and collect the Series 2026 Assessments in the amount of the principal of and interest to be paid on the Series 2026 Bonds.

19. No Advisory or Fiduciary Role. The District acknowledges and agrees that (a) the purchase and sale of the Series 2026 Bonds pursuant to this Purchase Agreement is an arm's-length commercial transaction between the District and the Underwriter, (b) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as an advisor (including, without limitation, a Municipal Advisor, as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (c) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter or any affiliate of the Underwriter has provided other services or is currently providing other services to the District on other matters) and the Underwriter has no obligation to the District with respect to the offering contemplated hereby except the obligations expressly set forth in this Purchase Agreement, (d) the District has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering of the Series 2026 Bonds, (e) the Underwriter has financial and other interests that differ from those of the District, and (f) the District has received the Underwriter's G-17 Disclosure Letter.

20. Establishment of Issue Price.

(a) The Underwriter agrees to assist the District in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the District at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit J, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the District and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2026 Bonds.

(b) Except as otherwise set forth in Exhibit A attached hereto, the District will treat the first price at which 10% of each maturity of the Series 2026 Bonds (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the District the price or prices at which it has sold to the public each maturity of Series 2026 Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Series 2026 Bonds, the Underwriter agrees to promptly report to the District the prices at which it sells the unsold Series 2026 Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing has occurred, until the 10% test has been satisfied as to the Series 2026 Bonds of that maturity or until all Series 2026 Bonds of that maturity have been sold to the public.

(c) The Underwriter confirms that it has offered the Series 2026 Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit A attached hereto. Exhibit A also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Series 2026 Bonds for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Series 2026 Bonds, the Underwriter will neither offer nor sell unsold Series 2026 Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5^{th}) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the District when it has sold 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5^{th}) business day after the sale date.

(d) The Underwriter acknowledges that sales of any Series 2026 Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(1) "public" means any person other than an underwriter or a related party;

(2) "underwriter" means (A) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with

a person described in clause (A) to participate in the initial sale of the Series 2026 Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the public);

(3) a purchaser of any of the Series 2026 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(4) "sale date" means the date of execution of this Purchase Agreement by all parties.

[Remainder of Page Intentionally Left Blank]

21. **Entire Agreement**. This Purchase Agreement when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the District and the Underwriter (including the successors or assigns of the District or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

Very truly yours,

MBS CAPITAL MARKETS, LLC

By:_____
Brett Sealy, Managing Partner

Accepted by:

WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT

By:_____
Amanda King, Chair,
Board of Supervisors

EXHIBIT A

MATURITY DATES, PRINCIPAL AMOUNTS, INTEREST RATES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS†

The purchase price for the Series 2026 Bonds shall be $[PP] (representing the $[Bond Amount].00 aggregate principal amount of the Series 2026 Bonds, [less/plus] [net] original issue [discount/premium] of $[OID/OIP] and less an Underwriter's discount of $[UD]).

Maturity Date	Principal Amount	Interest Rate	Yield	Price	CUSIP†
*					
*					
*					

* Represents maturity for which 10% test has been met as of sale date.
† The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness.

Redemption Provisions

Optional Redemption. The Series 2026 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20[__], at the Redemption Price of the principal amount of the Series 2026 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

Mandatory Sinking Fund Redemption. The Series 2026 Bond maturing May 1, 20[__], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

The Series 2026 Bond maturing May 1, 20[__], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

The Series 2026 Bond maturing May 1, 20[__], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

As more particularly set forth in the Indenture, any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2026 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of Series 2026 Bonds so as to reamortize the remaining Outstanding principal balance of the Series 2026 Bonds as set forth in the Supplemental Indenture.

Extraordinary Mandatory Redemption. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Quarterly Redemption Date, in the manner determined by the Bond Registrar at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption as follows, if and to the extent that any one or more of the following have occurred:

(a) on or after the Date of Completion of the Series 2026 Project, by application of moneys transferred from the Series 2026 Acquisition and Construction Account to the Series 2026 Prepayment Subaccount in accordance with the terms of the Indenture; or

(b) from amounts required by the Indenture to be deposited into the Series 2026 Prepayment Subaccount including, but not limited to, Series 2026 Prepayment Principal and any excess amounts in the Series 2026 Reserve Account as a result of the deposit of

such Series 2026 Prepayment Principal and any excess amount on deposit in the Series 2026 Reserve Account resulting from a reduction of the Series 2026 Reserve Account Requirement; or

(c) on the date on which the amount on deposit in the Series 2026 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2026 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2026 Bonds shall be called for redemption, the particular Series 2026 Bonds or portions of Series 2026 Bonds to be redeemed shall, unless otherwise provided in the Indenture, be selected by lot by the Bond Registrar as provided in the Indenture.

EXHIBIT B

$[Bond Amount] Waterset South Community Development District
Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area)

DISCLOSURE STATEMENT

[BPA Date]

Waterset South Community Development District
Hillsborough County, Florida

Ladies and Gentlemen:

Pursuant to Chapter 218.385, Florida Statutes, and with respect to the issuance of the above-referenced bonds (the "Series 2026 Bonds"), MBS Capital Markets, LLC (the "Underwriter"), having purchased the Series 2026 Bonds pursuant to a Bond Purchase Agreement, dated [BPA Date] (the "Purchase Agreement"), between the Underwriter and Waterset South Community Development District (the "District"), makes the following disclosures in connection with the limited public offering and sale of the Series 2026 Bonds:

(a) The total underwriting discount paid to the Underwriter pursuant to the Purchase Agreement is $[_____] (approximately [___]%).

(b) The total amount of expenses estimated to be incurred by the Underwriter in connection with the issuance of the Series 2026 Bonds is $[_____]. An itemization of these expenses is attached hereto as Schedule I.

(c) There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Series 2026 Bonds.

(d) The components of the Underwriter's discount are as follows:

	Per $1,000	
Management Fee		
Takedown		
Expenses		

(e) There are no other fees, bonuses, or other compensation estimated to be paid by the Underwriter in connection with the Series 2026 Bonds to any person not regularly employed or retained by the Underwriter.

(f) The name and address of the Underwriter is set forth below:

MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789

We understand that you do not require any further disclosure from the Underwriter, pursuant to Section 218.385(6), Florida Statutes.

Very truly yours,

MBS CAPITAL MARKETS, LLC

By:_____
Brett Sealy, Managing Partner

SCHEDULE I

ESTIMATED EXPENSES TO BE INCURRED BY UNDERWRITER

Travel Expenses	
Communication	
Day Loan	
Clearance & Settlement Charges	
CUSIP / DTC	
Contingency	
Total	

EXHIBIT C

FORM OF CERTIFICATE OF DISTRICT

[Closing Date]

The undersigned, as Chair and Assistant Secretary, respectively, of the Board of Supervisors (the "Board") of Waterset South Community Development District (the "District"), a local unit of special-purpose government duly established and validly existing under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes (the "Act"), hereby certify to MBS Capital Markets, LLC (the "Underwriter") in satisfaction of Section 8(c)(4) of the Bond Purchase Agreement, dated [BPA Date], between the District and the Underwriter (the "Purchase Agreement") in connection with the issuance by the District of its $[Bond Amount] Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds"), as follows (terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Purchase Agreement):

1. Amanda King is the duly appointed and acting Chair of, and [Stephanie DeLuna] is a duly appointed and acting Assistant Secretary to, the Board, authorized by resolution of the Board pursuant to the Act to be custodian of all bonds, documents and papers filed with the District and the official seal of the District.

2. The following named persons are as of the date hereof the duly elected, qualified and acting members of the Board:

Name	Term Expires November
Amanda King*	2026
Pete Williams	2028
Deneen Klenke*	2026
Lynda McMorrow*	2028
John Blakley	2028

*Affiliated with NNP-Southbend II, LLC or one of its affiliates.

3. The following named persons are the only designated, elected or appointed, qualified and acting officers of the Board, holding the office of appointment set forth opposite their names, respectively:

Name	Title	Name	Title
Amanda King	Chair	Scott Brizendine	Secretary/Treasurer
Pete Williams	Vice Chair	[Stephanie DeLuna]	Assistant Secretary
Deneen Klenke	Assistant Secretary	Matt Huber	Assistant Secretary
Lynda McMorrow	Assistant Secretary	Shawn Wildermuth	Assistant Treasurer
John Blakley	Assistant Secretary		

Each of said persons since his or her appointment as aforesaid has been and now is the duly designated and qualified officer of the Board holding the office set forth opposite his or her name, if required to file an oath of office, has done so, and if legally required to

give a bond or undertaking has filed such bond or undertaking in form and amount required by law.

4. The seal, an impression of which appears below, is the only proper and official seal of the District.

5. At duly called and held meetings of the Board on August 9, 2022 and February [12], 2026, the Board duly adopted Resolution Nos. 2022-29 and 2026-[__], respectively (collectively, the "Bond Resolution"), which Bond Resolution remains in full force and effect on the date hereof.

6. At duly called and held meetings of the Board on August 9, 2022, September 13, 2022, January 8, 2026, February [12], 2026, and February [25], 2026, the Board duly adopted Resolution Nos. 2022-27, 2022-28, 2022-30, 2026-05, 2026-[__] and 2026-__ (collectively, the "Assessment Resolution"), which Assessment Resolution remains in full force and effect on the date hereof.

7. The above referenced meetings of the Board at which the Bond Resolution and Assessment Resolution were adopted were duly called in accordance with applicable law and at said meetings a quorum was present and acted throughout. All meetings of the Board at which the Board considered any matters related to the Bond Resolution, the Assessment Resolution, the Indenture, the Series 2026 Bonds or any documents related to the issuance of the Series 2026 Bonds have been open to the public and held in accordance with the procedures required by Section 189.015 and Chapter 286, Florida Statutes, and all laws amendatory thereof and supplementary thereto.

8. The District has complied with the provisions of Chapters 170, 190 and 197, Florida Statutes, related to the imposition, levy, collection and enforcement of the Series 2026 Assessments.

9. Upon authentication and delivery of the Series 2026 Bonds, the District will not be in default in the performance of the terms and provisions of the Bond Resolution, the Assessment Resolution or the Indenture.

10. Each of the representations and warranties made by the District in the Purchase Agreement is true and accurate on and as of this date.

11. The District has complied with all the agreements and satisfied all the conditions on its part to be complied with on or before the date hereof for delivery of the Series 2026 Bonds pursuant to the Purchase Agreement, the Bond Resolution, the Assessment Resolution and the Indenture.

12. To the best of our knowledge, since the date of the Limited Offering Memorandum, no material or adverse change has occurred in the business, properties, other assets or financial position of the District or results of operations of the District, and to the best of our knowledge, the District has not, since the date of the Limited Offering Memorandum, incurred any material liabilities other than as set forth in or contemplated by the Limited Offering Memorandum.

13. To the best of our knowledge, the statements appearing in the Limited Offering Memorandum did not as of its date and do not as of the date hereof contain an untrue statement of a material fact or omit to state a material fact required to be included therein or necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company or its book-entry only system, or concerning information in the Limited Offering Memorandum under the captions "SUITABILITY FOR INVESTMENT," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "WATERSET," "THE SERIES 2026 ASSESSMENT AREA," "THE DEVELOPER," "TAX MATTERS," "LITIGATION – Developer," "CONTINUING DISCLOSURE – Developer Continuing Compliance," and "UNDERWRITING." Subject to the foregoing limitations, nothing has come to our attention which would lead us to believe that the Limited Offering Memorandum, as of its date or as of the date hereof contained an untrue statement of a material fact, or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances in which they were made, not misleading.

14. Except as set forth in the Limited Offering Memorandum, no litigation or other proceedings are pending or to the knowledge of the District threatened in or before any agency, court or tribunal, state or federal, (a) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of the Series 2026 Bonds or the imposition, levy and collection of the Series 2026 Assessments or the pledge thereof to the payment of the principal of, premium, if any, and interest on the Series 2026 Bonds, (b) questioning or affecting the validity of any provision of the Series 2026 Bonds, the Bond Resolution, the Assessment Resolution, the Financing Documents or the Series 2026 Assessments, (c) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Series 2026 Bonds, (d) questioning or affecting the organization or existence of the District or the title of any of its officers to their respective offices or any powers of the District under the laws of the State, (e) contesting or affecting the Series 2026 Assessments or the Series 2026 Project, (f) contesting the accuracy or completeness of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum or any amendment or supplement thereto, (g) contesting the exclusion of interest on the Series 2026 Bonds from federal income taxation, or (h) contesting the exemption from taxation of the Series 2026 Bonds and the interest thereon under State law or the legality for investment therein.

15. To the best of our knowledge, the interest rates on the Series 2026 Bonds are in compliance with the requirements of Section 215.84(3), Florida Statutes.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, we have executed this certificate and affixed the official seal of the District as of the date set forth above.

(SEAL)

By:_____
Amanda King, Chair, Board of Supervisors
Waterset South
Community Development District

By:_____
[Stephanie DeLuna], Assistant Secretary,
Waterset South
Community Development District

EXHIBIT D

FORM OF DISTRICT COUNSEL OPINION

[Closing Date]

Waterset South Community Development District
Hillsborough County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida
(solely for reliance upon Sections C.1, C.2 and C.3)

Re: Waterset South Community Development District $[Bond Amount] Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area)

Ladies and Gentlemen:

We serve as counsel to the Waterset South Community Development District ("**District**"), a local unit of special purpose government established pursuant to the laws of the State of Florida, in connection with the sale by the District of its $[Bond Amount] Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) ("**Bonds**"). This letter is delivered to you pursuant to Section 207 of the Master Indenture (defined below), Section 207 of the Supplemental Trust Indenture (defined below), and Section 8(c)(7) of the Bond Purchase Agreement (referenced below), and is effective as of the date written above. Each capitalized term not otherwise defined herein has the meaning given to it in the Indenture (defined herein).

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance No. 22-19, enacted by the Board of County Commissioners of Hillsborough County, Florida, which was effective as of July 27, 2022, as amended by Ordinance No. 25-9, enacted by the Board of County Commissioners of Hillsborough County, Florida, which was effective as of February 12, 2025, as further amended by Ordinance No. 26-3, enacted by the Board of County Commissioners of Hillsborough County, Florida on January 13, 2026, which was effective as of January 14, 2026 (together, "**Establishment Ordinance**");
2. the *Master Trust Indenture*, dated as of December 1, 2022 ("**Master Indenture**"), as supplemented by the *Fourth Supplemental Trust Indenture*, dated as of March 1, 2026 ("**Supplemental Trust Indenture**," and together

with the Master Indenture, "**Indenture**"), each by and between the District and U.S. Bank Trust Company, National Association, as trustee ("**Trustee**");

3. Resolution Nos. 2022-29 and 2026-[__], adopted by the District on August 9, 2022 and February [12], 2026, respectively (collectively, "**Bond Resolution**");
4. the *Master Report of District Engineer, Master Capital Improvement Plan*, dated August 2022, the *District Engineer's Report Supplement to the Master Capital Improvement Plan*, dated July 17, 2025, the *District Engineer's Report Supplement to the Master Capital Improvement Plan*, dated December 12, 2025, and the *Supplemental District Engineer's Report, Series 2026 Project (2026 Assessment Area)*, dated December 24, 2025 ("**Engineer's Report**"), which describes among other things, the "**Project**";
5. the *Master Special Assessment Allocation Report,* dated August 9, 2022, the *First Amendment to Master Special Assessment Allocation Report,* dated July 17, 2025, the *Second Amendment to Master Special Assessment Allocation Report*, dated January 8, 2026, and the *Final Supplemental Special Assessment Allocation Report,* dated [BPA Date] (collectively, "**Assessment Methodology**");
6. Resolution Nos. 2022-27 and 2022-28 adopted by the District on August 9, 2022, Resolution No. 2022-30 adopted by the District on September 13, 2022, Resolution No. 2026-05 adopted by the District on January 8, 2026, Resolution No. 2026-[__] adopted by the District on February [12], 2026 and Resolution No. 2026-[__] adopted by the District on February [25], 2026 (collectively, "**Assessment Resolution**"), establishing the debt service special assessments ("**Debt Assessments**") securing the Bonds;
7. the *Final Judgment* issued on October 31, 2022, by the Circuit Court for the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in Case No. 22-CA-006703, and Certificate of No Appeal issued on November 29, 2022;
8. the Preliminary Limited Offering Memorandum, dated [PLOM Date] ("**PLOM**"), and Limited Offering Memorandum, dated [BPA Date] ("**LOM**");
9. certain certifications by MBS Capital Markets, LLC ("**Underwriter**"), as underwriter to the sale of the Bonds;
10. certain certifications of Heidt Design, LLC, as "**District Engineer**";
11. certain certifications of NNP-Southbend II, LLC, as "**Developer**";
12. certain certifications of Rizzetta & Company, Incorporated, as "**District Manager**" and "**Assessment Consultant**";
13. general and closing certificate of the District;
14. an opinion of Bryant Miller Olive P.A. ("**Bond Counsel**") issued to the District in connection with the sale and issuance of the Bonds;
15. an opinion of Holland & Knight LLP ("**Trustee Counsel**") issued to the District and Underwriter in connection with the sale and issuance of the Bonds;
16. an opinion of Mahoney Law Group, P.A. ("**Developer's Counsel**") issued to the District and the Underwriter in connection with the sale and issuance of the Bonds;
17. the following agreements ("**Bond Agreements**"):

(a) the [Acquisition Agreement] between the District and the Developer, and dated [Closing Date];
(b) the Bond Purchase Agreement between the Underwriter and the District, and dated [BPA Date] (**"BPA"**);
(c) the [Collateral Assignment and Assumption of Development and Contract Rights Relating to the Capital Improvement Program – Series 2026 Project] between the District and the Developer, and dated [Closing Date];
(d) the [Agreement By and Between the Waterset South Community Development District and NNP-Southbend II, LLC, Regarding the Completion of Certain Improvements Relating to the Series 2026 Project], and dated [Closing Date];
(e) the Continuing Disclosure Agreement among the District, the Developer, and the dissemination agent, and dated [Closing Date];
(f) the [Agreement Between the Waterset South Community Development District and NNP-Southbend II, LLC, Regarding the True-Up and Payment of Series 2026 Assessments], and dated [Closing Date];
(g) the [Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests, among the District, the Developer and NASH Financing, LLC], and dated [Closing Date]; and
(h) the [Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests, among the District, the Developer and Land Reserve, Inc., formerly known as Suburban Land Reserve, Inc.], and dated [Closing Date];

18. the [Declaration of Consent to Jurisdiction of Waterset South Community Development District and to Imposition of Special Assessments], executed by the Developer, and dated [Closing Date]; and
19. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Engineer, the District Manager, the Assessment Consultant, Bond Counsel, the Underwriter, counsel to the Underwriter, the Developer, Developer's Counsel, and others relative to the LOM and the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of the (i) District; (ii) Underwriter; and (iii) Trustee; provided, however, the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1, C.2 and C.3. Notwithstanding the foregoing, no attorney-client relationship has existed or exists between the undersigned and the Underwriter or Trustee in connection with the Bonds by virtue of this opinion. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. ***Authority*** – Under the Florida Constitution and laws of the State of Florida, the District has been duly established and validly exists as a local unit of special purpose government and a community development district under Chapter 190, *Florida Statutes* ("**Act**"), with such powers as set forth in the Act, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment Resolution, the Indenture, the Bonds and the Bond Agreements; (b) to issue the Bonds for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the Series 2026 Trust Estate to secure the Bonds as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolution; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolution, the Bond Agreements, the Bonds and the Indenture.

2. ***Assessments*** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to authorize and execute the Assessment Resolution and to levy and impose the Debt Assessments as set forth in the Assessment Resolution, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Debt Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

3. ***Agreements*** – The (a) Bond Resolution, (b) Bonds, (c) Indenture, and (d) Bond Agreements (assuming due authorization, execution and delivery of documents (b) – (d) listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the Bonds have been fulfilled.

4. ***Validation*** – The Bonds have been validated by a final judgment of the Circuit Court in and for Hillsborough County, Florida, of which no timely appeal was filed.

5. ***Governmental Approvals*** – As of the date hereof, all necessary consents, approvals, waivers or other actions by or filings with any governmental authority or other entity that are required for: (a) the adoption of the Bond Resolution and the Assessment Resolution; (b) the issuance, sale, execution and delivery of the Bonds upon the terms set forth in the BPA, PLOM, and LOM; (c) the execution and delivery of the Indenture and Bond Agreements; and (d) the performance by the District of the transactions required hereby, have been duly obtained or made and are in full force and effect.

6. ***PLOM and LOM*** – The District has duly authorized the execution, delivery and distribution by the Underwriter of the PLOM and LOM. To our knowledge, and based upon our review of the PLOM and LOM and without having undertaken to determine

independently the accuracy, completeness or fairness of the statements contained in the PLOM and LOM, and as of the date of their respective issuances, and with respect to the PLOM, the date of the PLOM, and with respect to the LOM, the date hereof, nothing has come to our attention which would lead us to believe that the PLOM and LOM contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, provided however that the opinions stated herein extend only to the following provisions of the PLOM and LOM: "INTRODUCTION," "SUITABILITY FOR INVESTMENT," SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – Agreement for Assignment of Development Rights," "– Completion Agreement" and "– True-Up Agreement," ENFORCEMENT OF ASSESSMENT COLLECTIONS," "THE DISTRICT" (excluding the subcaption "District Manager and Other Consultants"), "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS," "VALIDATION," "LITIGATION – District," "CONTINUING DISCLOSURE" (as it relates to the District only), "LEGALITY FOR INVESTMENT," and "AGREEMENT BY THE STATE," and further provided however that the opinions stated herein do not extend to any statements that constitute descriptions of the Bonds or the Indenture. No information or opinion is offered as to any remaining provisions of the PLOM or LOM.

7. ***Litigation*** – Based on inquiry of the District's Registered Agent for service of process and the fact that we have not been served with notice, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the Series 2026 Trust Estate pledged for the payment of the debt service on the Bonds; (b) contesting or affecting the authority for the Debt Assessments, the authority for the issuance of the Bonds or the validity or enforceability of the Bonds, the Indenture, the Bond Agreements or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its Supervisors, officers or employees, its assets, property or condition, financial or otherwise, or contesting or affecting any of the powers of the District, including its power to enter into the Indenture or the Bond Agreements, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Bonds; or (d) specifically contesting the exclusion from federal gross income of interest on the Bonds.

8. ***Compliance with Laws*** – To the best of our knowledge, the District is not, in any manner material to the issuance of the Bonds or the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement (including the Bond Agreements and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax or securities laws.

9. ***Authority to Undertake the Project*** – The District has good right and lawful authority under the Act to undertake, finance, acquire, construct, own, and operate

the Project, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine; and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Bonds. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.

2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.

3. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws or federal securities laws, as to which no opinion is expressed.

4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.

5. We express no opinion and make no representations with regard to financial, statistical or other similar information or data. We express no opinion as to compliance with any state or federal tax laws.

6. Except as set forth in Section C.9., we express no opinion and make no representations as to the Project, including but not limited to costs, estimates, projections, status, technical provisions, or anything else related to the Project.

7. We have not reviewed, and therefore express no opinion, regarding any land use, zoning, permits, approvals, real property or other related items, including but not limited to the Developer's and/or any other landowner's ownership interests in any property within the District, whether the Developer and/or any other landowner owns any of the real property subject to the recordable Bond Agreements and/or Declaration of Consent, or whether the Developer is able to convey good and marketable title to any particular real property or interest therein.

8. With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

9. The opinions set forth herein are based on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

KUTAK ROCK LLP

_____

For the Firm

EXHIBIT E

FORM OF CERTIFICATE OF ASSESSMENT CONSULTANT

[Closing Date]

Waterset South Community Development District
Hillsborough County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

I, William J. Rizzetta, President of Rizzetta & Company, Incorporated ("Rizzetta"), do hereby certify to Waterset South Community Development District (the "District") and MBS Capital Markets, LLC (the "Underwriter") in connection with the issuance, sale and delivery by the District on this date of its $[Bond Amount] Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds") as follows (terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Limited Offering Memorandum, dated [BPA Date] (the "Limited Offering Memorandum"), of the District relating to the Series 2026 Bonds):

1. Rizzetta has been retained by the District to prepare the Master Special Assessment Allocation Report, dated August 9, 2022, the First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025, the Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026, and the Final Supplemental Special Assessment Allocation Report, dated [BPA Date], comprising a part of the assessment proceedings of the District (collectively, the "Report");

2. the Series 2026 Assessments when, as and if finally determined in accordance with the methodology set forth in such Report will be sufficient to meet the debt service requirements on the Series 2026 Bonds;

3. the Series 2026 Project provides a special benefit to the properties assessed and the Series 2026 Assessments are fairly and reasonably allocated to the properties assessed;

4. Rizzetta consents to the use of the Report included as Appendix B to the Limited Offering Memorandum;

5. Rizzetta consents to the references to the firm in the Limited Offering Memorandum;

6. the Report was prepared in accordance with all applicable provisions of State law;

7. except as disclosed in the Limited Offering Memorandum, Rizzetta knows of no material change in the matters described in the Report and is of the opinion that the considerations and assumptions used in compiling the Report are reasonable;

8. the information contained in the Report and in the Limited Offering Memorandum under the caption "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" is true and correct in all material respects and such information did not, and does not, contain any untrue statement of a material fact and did not, and does not, omit to state any fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading; and

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

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the date set forth above.

RIZZETTA & COMPANY, INCORPORATED

By:_____
William J. Rizzetta, President

EXHIBIT F

FORM OF CERTIFICATE OF CONSULTING ENGINEER

[Closing Date]

Waterset South Community Development District
Hillsborough County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds")

Ladies and Gentlemen:

The undersigned serves as the Consulting Engineer to the Waterset South Community Development District (the "District"). This Certificate is furnished pursuant to Section 8(c)(17) of the Bond Purchase Agreement, dated [BPA Date], between the District and MBS Capital Markets, LLC (the "Purchase Agreement") relating to the sale of the Series 2026 Bonds. Terms used herein in capitalized form and not otherwise defined herein shall have the meanings ascribed thereto in said Purchase Agreement or in the Limited Offering Memorandum, dated [BPA Date], relating to the Series 2026 Bonds (the "Limited Offering Memorandum").

1. Heidt Design, LLC (the "Firm") has been retained by the District to serve as the Consulting Engineer and to prepare the Master Report of District Engineer, Master Capital Improvement Plan, dated August 2022, the District Engineer's Report Supplement to the Master Capital Improvement Plan, dated July 17, 2025, the District Engineer's Report Supplement to the Master Capital Improvement Plan, dated December 12, 2025, and the Supplemental District Engineer's Report, Series 2026 Project (2026 Assessment Area), dated December 24, 2025 (collectively, the "Report"), included as an appendix to the Limited Offering Memorandum. Consent is hereby given to the references to the Firm and the Report in the Limited Offering Memorandum and to the inclusion of the Report as an appendix to the Limited Offering Memorandum.

2. The Report was prepared in accordance with generally accepted engineering practices. The cost estimates in the Report are fair, reasonable, and consistent with current market conditions, and do not exceed the lesser of the actual costs of completing the Series 2026 Project or fair market value thereof.

3. In connection with the preparation of the Report personnel of the Firm participated in meetings with representatives of the District and its counsel, Bond Counsel, the Underwriter and its counsel and others in regard to the Series 2026 Project. The Series 2026 Project consists solely of infrastructure and other improvements set forth in the Act. Nothing has come to the attention of the Firm in relation to our engagement as described in this paragraph which would cause us to believe that the Report was, as of its date, or is as of the date hereof, or any of the statements in the Limited Offering Memorandum

specifically attributed to the Firm were, as of the date of the Limited Offering Memorandum, or are as of the date hereof, inaccurate in any material respect.

4. The information contained in the Limited Offering Memorandum under the heading "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2026 PROJECT" and in Appendix "A" to the Limited Offering Memorandum are accurate statements and fairly present the information purported to be shown, and nothing has come to the attention of the Firm that would lead it to believe that such section and appendix contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

5. Except as described in the Report, all permits, consents or licenses, and all notices to or filings with governmental agencies necessary for the construction and acquisition of the Series 2026 Project as described in the Limited Offering Memorandum required to be obtained or made have been obtained or made or it is reasonable to believe that they will be obtained or made when required. There is no reason to believe that any permits, consents, licenses or governmental approvals required to complete any portion of the Series 2026 Project as described in the Limited Offering Memorandum will not be obtained as required, and there is no reason to believe it is not feasible to complete the Series 2026 Project as planned. There is no reason to believe that the necessary water and sewer capacity will not be available when needed to permit the development of the Series 2026 Assessment Area as described in the Limited Offering Memorandum.

HEIDT DESIGN, LLC

By:_____
Name: _____
Title:_____

EXHIBIT G

FORM OF CERTIFICATE OF DISTRICT MANAGER AND DISSEMINATION AGENT

[Closing Date]

Waterset South Community Development District
Hillsborough County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

I, William J. Rizzetta, President of Rizzetta & Company, Incorporated ("Rizzetta"), do hereby certify to Waterset South Community Development District (the "District") and MBS Capital Markets, LLC (the "Underwriter") in connection with the issuance, sale and delivery by the District on this date of its $[Bond Amount] Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds"), as follows (terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Limited Offering Memorandum, dated [BPA Date] (the "Limited Offering Memorandum"), of the District relating to the Series 2026 Bonds):

1. Rizzetta has acted as District Manager to the District in connection with the issuance of the Series 2026 Bonds;

2. Rizzetta consents to the references to the firm in the Limited Offering Memorandum;

3. as District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memorandum, as it relates to the District, or any information provided by us, as of its date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

4. as District Manager, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Series 2026 Bonds, or in any way contesting or affecting the validity of the Series 2026 Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Series 2026 Bonds, or the existence or powers of the District;

5. Rizzetta has agreed to serve as the initial Dissemination Agent for the District and undertake the obligations of the Dissemination Agent as set forth in the Disclosure Agreement. In its capacity as Dissemination Agent, Rizzetta is aware of the continuing disclosure requirements set forth in the Disclosure Agreement and Rule 15c2-12 and Rizzetta has policies and procedures in place to ensure its compliance with its obligations under the Disclosure Agreement; and

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

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the date set forth above.

RIZZETTA & COMPANY, INCORPORATED

By: _____
William J. Rizzetta, President

EXHIBIT H

FORM OF CERTIFICATE OF DEVELOPER

[Closing Date]

Waterset South Community Development District
Hillsborough County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

The undersigned, the duly authorized representative of **NNP-SOUTHBEND II, LLC,** a Delaware limited liability company (the "Developer"), the developer of that portion of the master-planned community known as "Waterset" located within the District and subject to the Series 2026 Assessments (the "Series 2026 Assessment Area"), does hereby certify to the **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT** (the "District") and **MBS CAPITAL MARKETS, LLC** (the "Underwriter"), that:

1. This Certificate is furnished pursuant to Section 8(c)(19) of the Bond Purchase Agreement, dated [BPA Date], between the District and the Underwriter (the "Purchase Agreement") relating to the sale by the District of its $[Bond Amount] Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds"). Capitalized terms used, but not defined, herein shall have the meanings assigned thereto in the Purchase Agreement.

2. The Developer is a limited liability company organized and existing under the laws of the State of Delaware and authorized to do business in the State of Florida.

3. Representatives of the Developer have provided information to the District and the Underwriter to be used in connection with the offering by the District of the Series 2026 Bonds, pursuant to a Preliminary Limited Offering Memorandum, dated [PLOM Date] (the "Preliminary Limited Offering Memorandum"), and a Limited Offering Memorandum, dated [BPA Date] (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda").

4. The Financing Documents to which the Developer is a party constitute valid and binding obligations of the Developer enforceable against the Developer in accordance with their respective terms.

5. The Developer has reviewed and approved the information contained in the Limited Offering Memoranda under the captions "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2026 PROJECT," "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS," "WATERSET," "THE SERIES 2026 ASSESSMENT AREA," "THE DEVELOPER," "LITIGATION – Developer," and "CONTINUING DISCLOSURE – Developer Continuing Compliance," and with respect to the Developer and the Series 2026 Assessment Area under the captions "INTRODUCTION" and "BONDOWNERS' RISKS," and warrants and represents that such information did not as of its date, and does not as of the date hereof, contain any untrue statement of a material fact

or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading. In addition, the Developer is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

6. The Developer represents and warrants that it has complied with and will continue to comply with Sections 190.009 and 190.048, Florida Statutes.

7. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Developer which has not been disclosed in the Limited Offering Memoranda and/or in all other information provided by the Developer to the Underwriter or the District.

8. The Developer hereby consents to the levy of the Series 2026 Assessments on the lands in the District owned by the Developer. The levy of the Series 2026 Assessments on the lands in the District owned by the Developer will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Developer is a party or to which its property or assets are subject. The Developer agrees and acknowledges that the Series 2026 Assessments are valid and binding first liens on the real property on which they have been levied which is owned by the Developer.

9. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

10. The Developer acknowledges that the Series 2026 Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Series 2026 Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Series 2026 Bonds when due.

11. To the best of my knowledge, the Developer is not in default under any other resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject or by which the Developer or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents or on the development of the Series 2026 Assessment Area, and further, the Developer is current in the payment of all ad valorem, federal and state taxes associated with the Series 2026 Assessment Area.

12. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or, solely to the best of my knowledge, threatened against the Developer (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents to which the Developer is a party, (b) contesting or affecting the validity or

enforceability of the Financing Documents, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, or (c) contesting or affecting the establishment or existence of the Developer, or of the Developer's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer.

13. To the best of my knowledge after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to the development of the Series 2026 Assessment Area as described in the Limited Offering Memoranda, including applying for all necessary permits. Except as otherwise described in the Limited Offering Memoranda, (a) the Series 2026 Assessment Area is zoned and properly designated for its intended use, (b) all government permits other than certain permits, which permits are expected to be received as needed, have been received, (c) the Developer is not aware of any default of any zoning condition, permit or development agreement which would adversely affect the Developer's ability to complete or cause the completion of development of the Series 2026 Assessment Area as described in the Limited Offering Memoranda and all appendices thereto, and (d) there is no reason to believe that any permits, consents and licenses required to complete the development of the Series 2026 Assessment Area as described in the Limited Offering Memoranda will not be obtained as required.

14. The Developer acknowledges that it will have no rights under Chapter 170, Florida Statutes, to prepay, without interest, the Series 2026 Assessments imposed on lands in the District owned by the Developer within thirty (30) days following completion of the Series 2026 Project and acceptance thereof by the District.

15. The Developer has never failed to timely comply with disclosure obligations pursuant to SEC Rule 15c2-12, other than as noted in the Limited Offering Memorandum under the heading "CONTINUING DISCLOSURE" and the Developer is not insolvent.

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the date set forth above.

NNP-SOUTHBEND II, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT I

FORM OF OPINION OF COUNSEL TO DEVELOPER

[Closing Date]

Waterset South Community Development District
Board of Supervisors
Hillsborough County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Waterset South Community Development District $[Bond Amount]
Special Assessment Revenue Bonds, Series 2026 (the "**Bonds**")

Ladies and Gentlemen:

We have acted as counsel to NNP-Southbend II, LLC, a Delaware limited liability company ("**Developer**"), as to its development of the Waterset project located in unincorporated Hillsborough County, Florida ("**Development**"), a portion of which is located in the Waterset South Community Development District ("**District**"), in connection with the issuance of the Bonds ("**Bond Transaction**").

This opinion is delivered specifically in connection with the execution and delivery by Developer of the following documents, each of even date herewith, and all relating to the Bonds (collectively, the "**Developer Documents**"): (i) [Declaration of Consent to Jurisdiction of Waterset South Community Development District and to Imposition of Special Assessments]; (ii) Continuing Disclosure Agreement, by and among the Developer, the District, and Rizzetta & Company Incorporated; (iii) [Agreement By and Between the Waterset South Community Development District and NNP-Southbend II, LLC, Regarding the Completion of Certain Improvements Relating to the Series 2026 Project]; (iv) [Agreement Between the Waterset South Community Development District and NNP-Southbend II, LLC, Regarding the True-Up and Payment of Series 2026 Assessments]; (v) [Collateral Assignment and Assumption of Development and Contract Rights Relating to the Capital Improvement Program – Series 2026 Project] between the District and the Developer; (vi) [Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests among the District, the Developer, and NASH Financing, LLC]; (vii) [Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests among the District, the Developer, and Land Reserve, Inc., formerly known as Suburban Land Reserve, Inc.]; (viii) [Acquisition Agreement] between the District and the Developer; and (ix) Developer's Certificate (pursuant to Bond Purchase Agreement, dated [BPA Date]). Capitalized terms used but not defined in this opinion shall have the meanings ascribed to them in the Developer Documents or that certain Preliminary Limited Offering Memorandum, dated August 27, 2025, and that certain Limited Offering Memorandum, dated [BPA Date], both pertaining to the Bond Transaction (collectively, the "**Limited Offering Memoranda**").

Also, we have examined the following organizational documents, and such other organizational documents as we have deemed necessary or appropriate (collectively, the "**Developer Organizational Documents**"):

(a) Certificate of Formation of the Developer, filed with the Delaware Secretary of State on April 26, 2004, as File No. 5066203;

(b) Amended and Restated Limited Liability Company Agreement of Developer, dated December 30, 2011; and further amended by Amendment to Limited Liability Company Agreement, dated November 7, 2016 ("**Developer's Company Agreement**");

(c) Certificate of Good Standing as to Developer, issued by the Delaware Secretary of State on _____, 2026;

(d) Certificate of Active Status as to Developer, issued by the Florida Secretary of State on _____, 2026;

(e) Developer's Action by Written Consent of the Manager, dated _____, 2026, appointing officers of Developer; and

(f) Developer's Action by Written Consent of the Manager, dated _____, 2026, authorizing the Bond Transaction on behalf of the Developer.

We have made such examination of law as we have deemed necessary or appropriate in rendering the opinions set forth below. We have further relied upon certificates and representations made by the Developer, the Developer's representatives and the parties to this transaction described in the Limited Offering Memoranda.

The opinions hereinafter expressed are subject to the following qualifications:

A. The enforceability of the Developer Documents in accordance with their respective terms is subject to (i) the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other laws affecting creditors' rights and/or remedies generally, and (ii) general equitable principles which limit specific enforcement of, or indemnification provisions in, the Developer Documents. Our opinion as to enforceability of any document is, therefore, subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditors' rights and/or remedies generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), commercial reasonableness, good faith and the exercise of judicial discretion in appropriate cases.

B. Certain rights and remedies contained in the Developer Documents may be rendered ineffective, or limited, by applicable laws or judicial decisions governing such provisions, but such laws and judicial decisions do not, in our opinion, make the Developer Documents inadequate for the practical realization of the benefits intended to be provided by the Developer Documents.

C. We have examined the originals or copies of such records of Developer, certificates of public officials, the Developer Organizational Documents, and such other

agreements, instruments and documents that we have deemed necessary as a basis for the opinions hereinafter expressed.

D. In rendering the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by the public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof.

E. In rendering this opinion, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

F. Except for Developer, we have assumed that each other party to the Developer Documents has the requisite power and authority to enter into and perform its respective obligations under the Developer Documents, and has duly authorized and executed and delivered the respective Developer Documents, and that such Developer Documents are valid, binding and enforceable against such other parties.

G. We have assumed that the Developer Documents reviewed by us contain the entire agreement of the parties with respect to the subject matter thereof, and that there are no other oral or written agreements between the parties that would modify the Developer Documents.

H. As to any fact relevant to this opinion, we have relied solely upon representations of Developer. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our limited representation of Developer in connection with the Bond Transaction. Whenever our opinion herein with respect to the existence or absence of facts is indicated to be based upon our knowledge or awareness, it is intended to signify that during the course of our limited representation of Developer as herein described, no information has come to our attention which would give us actual knowledge of the existence or absence of such facts.

I. The opinions expressed herein relate solely to Florida and Federal law as now existing. We express no opinion with regard to any matters which may be, or which purport to be, governed by the laws of any other state or jurisdiction.

J. Nothing herein shall be construed as an opinion regarding the possible applicability of Federal or state securities or "blue sky" laws, as to which no opinion is expressed.

K. We exclude from this opinion letter an opinion as to the applicability or effect of any Federal or state taxes, including income taxes, sales taxes and franchise fees.

L. We express no opinions other than those specifically set forth herein and no other opinions may be considered implied or inferred hereby.

Based upon the foregoing, and subject to the qualifications set forth herein, we are of the opinion that:

1. Developer is a Delaware limited liability company, duly organized, and in good standing under the laws of the State of Delaware and authorized to transact business in the State of Florida.

2. Developer has the power to conduct its business and to undertake the portion of the development of Waterset located in the Series 2026 Assessment Area as described in the Limited Offering Memoranda, and to enter into the Developer Documents.

3. The Developer Documents have been authorized by all necessary limited liability company action, executed and delivered by Developer and, assuming the due authorization, execution and delivery of each Developer Document by the other parties thereto, the Developer Documents constitute legal, valid and binding obligations of Developer, enforceable in accordance with their respective terms.

4. The execution, delivery and performance of the Developer Documents by Developer do not violate (a) Developer's Company Agreement, (b) to our knowledge, any agreement, instrument or Federal or Florida law, rule or regulation known to us to which Developer is a party or by which Developer's assets are or may be bound, or (c) to our knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on Developer or its assets.

5. Nothing has come to our attention that would lead us to believe the information contained in the Limited Offering Memoranda under the captions "WATERSET," "THE SERIES 2026 ASSESSMENT AREA," "THE DEVELOPER," "LITIGATION – Developer," and "CONTINUING DISCLOSURE – Developer Continuing Compliance" does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact, nor omits to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the respective dates of the Limited Offering Memoranda or as of the date hereof.

6. To our knowledge based on a certificate of Developer, the levy of the Series 2026 Assessments on lands within the District will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which Developer is a party or to which Developer or any of its property or assets is subject.

7. To our knowledge based on a certificate of Developer, there is no threatened litigation which would prevent or prohibit the development of the Series 2026 Assessment Area in accordance with the description thereof in the Limited Offering Memoranda and the Engineer's Report annexed thereto, or which may result in any material adverse change in the business, properties, assets or financial condition of Developer.

8. To our knowledge based on a certificate of Developer, Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement,

readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. To our knowledge, Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

9. To our knowledge based on a certificate of Developer, Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Bonds or the development of the District Lands.

10. Based on our review of Hillsborough County Board of County Commissioner's Resolution No. R20-027 – Amended and Restated Development Order for Waterset (DRI #266) and the Final Conditions of Approval, each approved by the Hillsborough County Board of County Commissioners on March 10, 2020, we are of the opinion that the Series 2026 Assessment Area is zoned. Except as disclosed in the Limited Offering Memorandum, to our knowledge, there is no default by Developer of any zoning condition, permit or development agreement which would adversely affect the Developer's ability to complete development of the Series 2026 Project as described in the Limited Offering Memorandum.

This opinion letter speaks only as of the date hereof and we assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if we become aware after the date of this opinion letter of any facts, whether existing before or arising after the date hereof, that might change the opinions expressed above.

We have no obligation to update this opinion letter or otherwise advise you with respect to any event or circumstance arising after the date hereof or with respect to events or circumstances occurring prior to the date hereof which are not known to us but of which we subsequently become aware. This opinion letter is provided as a legal opinion only and not as a guaranty or warranty of the matters discussed herein or in documents referred to herein. No opinion may be inferred or implied beyond the matters expressly stated herein.

This opinion letter has been prepared and is to be construed in accordance with the Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011 (the "**Report**"). The Report is incorporated by reference into this opinion letter.

This opinion is solely for the benefit of the addressees in connection with the Bond Transaction and this opinion may not be relied upon in any manner, nor used, by any other persons or entities or for any other purpose.

Very truly yours,

MAHONEY LAW GROUP, P.A.

Jessica Paz Mahoney
For the Firm

cc: NNP-Southbend II, LLC

EXHIBIT J

FORM OF ISSUE PRICE CERTIFICATE

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
$[Bond Amount] Special Assessment Revenue Bonds, Series 2026
(2026 Assessment Area)

The undersigned, on behalf of **MBS CAPITAL MARKETS, LLC** ("MBS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Series 2026 Bonds"). Capitalized terms shall have the meanings ascribed in Section 2 hereof.

MBS and the District entered into a Bond Purchase Agreement on the Sale Date in connection with the sale of the Series 2026 Bonds (the "Purchase Agreement"). Pursuant to the terms of the Purchase Agreement, MBS made a bona fide limited offering of the Series 2026 Bonds to a portion of the Public representing accredited investors as required by Florida law at the prices or yields for each such maturity as shown on the cover page of the Limited Offering Memorandum, dated [BPA Date], relating to the Series 2026 Bonds.

1. Sale of the Series 2026 Bonds. As of the date of this certificate, for each Maturity of the Series 2026 Bonds, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. Defined Terms.

(a) *District* means Waterset South Community Development District.

(b) *Maturity* means Series 2026 Bonds with the same credit and payment terms. Series 2026 Bonds with different maturity dates, or Series 2026 Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50% common ownership, directly or indirectly.

(d) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Series 2026 Bonds. The Sale Date of the Series 2026 Bonds is [BPA Date].

(e) *Underwriter* means (i) any person that agrees pursuant to a written contract with the District to participate in the initial sale of the Series 2026 Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2026 Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the Public).

3. Reserve Account. The funding of the Series 2026 Reserve Account in an amount equal to the initial Series 2026 Reserve Account Requirement was a vital factor in marketing the Series 2026 Bonds to the public and facilitated the marketing of the Series 2026 Bonds at interest rates comparable to that of other bond issues of a similar type.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents MBS' interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the District with respect to certain of the representations set forth in the tax certificate executed by the District in connection with the issuance, sale and delivery of the Series 2026 Bonds and with respect to compliance with the federal income tax rules affecting the Series 2026 Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the District from time to time relating to the Series 2026 Bonds.

MBS CAPITAL MARKETS, LLC

By:_____
Brett Sealy, Managing Partner

Dated: [Closing Date]

SCHEDULE A

SALE PRICES OF THE SERIES 2026 BONDS

(Attached)

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED FEBRUARY [__], 2026

NEW ISSUE – BOOK-ENTRY ONLY **NOT RATED**
LIMITED OFFERING

In the opinion of Bond Counsel, assuming compliance by the District with certain covenants, under existing statutes, regulations, and judicial decisions, the interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and is not an item of tax preference for purposes of the federal alternative minimum tax; however, interest on the Series 2026 Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. See "TAX MATTERS" herein for a description of other tax consequences to holders of the Series 2026 Bonds.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
(Hillsborough County, Florida)
$9,590,000* Special Assessment Revenue Bonds, Series 2026
(2026 Assessment Area)

Dated: Date of original issuance **Due: May 1, as shown below**

The $9,590,000* Waterset South Community Development District Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds"), are being issued by the Waterset South Community Development District (the "District") pursuant to a Master Trust Indenture dated as of December 1, 2022 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture dated as of March 1, 2026, between the District and the Trustee (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"). Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Indenture.

The Series 2026 Bonds are being issued only in fully registered form, in denominations of $5,000 or any integral multiple thereof; provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof in minimum aggregate principal amounts of $100,000 and integral multiples of $5,000 in excess of $100,000. The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida Constitution, and other applicable provisions of law, and established by Ordinance No. 22-19 enacted by the Board of County Commissioners of Hillsborough County, Florida (the "County") on July 26, 2022, effective on July 27, 2022, as amended by Ordinance No. 25-9 enacted by the Board of County Commissioners of the County on February 11, 2025, effective on February 12, 2025, as further amended by Ordinance No. 26-3, enacted by the Board of County Commissioners of the County on January 13, 2026, effective on January 14, 2026 (as amended, the "Ordinance"). See "THE DISTRICT" herein.

The Series 2026 Bonds are payable from and secured by the Series 2026 Trust Estate, which includes the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds. The Series 2026 Pledged Revenues consist of the revenues received by the District from the Series 2026 Assessments (as further described herein). The Series 2026 Pledged Funds include all of the Funds and Accounts (except for the Series 2026 Rebate Account) established by the

Indenture. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS" herein.

The Series 2026 Bonds, when issued, will be registered in the name of Cede & Co., as the Owner and Nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Series 2026 Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Series 2026 Bonds will be paid from the sources provided herein by the Trustee directly to Cede & Co. as the Nominee of DTC and the registered Owner thereof. Disbursements of such payments to the Direct Participants (as defined herein) is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of the Direct Participants and Indirect Participants (as defined herein), as more fully described herein. Any purchaser as a Beneficial Owner of a Series 2026 Bond must maintain an account with a broker or dealer who is, or acts through, a Direct Participant to receive payment of the principal of and interest on such Series 2026 Bond. See "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System" herein. The Series 2026 Bonds will bear interest at the fixed rates set forth below, calculated on the basis of a 360-day year of twelve 30-day months. Interest on the Series 2026 Bonds is payable semi-annually on each May 1 and November 1, commencing May 1, 2026.

The Series 2026 Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE SERIES 2026 BONDS – Redemption Provisions" herein.

The Series 2026 Bonds are being issued to (a) finance a portion of the Cost of the Series 2026 Project (as defined herein), (b) pay certain costs associated with the issuance of the Series 2026 Bonds, (c) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds, without privilege or priority of one Series 2026 Bond over another, and (d) pay a portion of the interest to become due on the Series 2026 Bonds.

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2026 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS SHALL BE PAYABLE FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 TRUST ESTATE, ALL AS PROVIDED IN THE SERIES 2026 BONDS AND IN THE INDENTURE.

THE SERIES 2026 BONDS INVOLVE A DEGREE OF RISK (SEE "BONDOWNERS' RISKS" HEREIN) AND ARE NOT SUITABLE FOR ALL INVESTORS (SEE "SUITABILITY FOR INVESTMENT" HEREIN). THE UNDERWRITER IS LIMITING THE OFFERING OF THE SERIES 2026 BONDS TO ACCREDITED INVESTORS WITHIN THE MEANING OF

THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. HOWEVER, THE LIMITATION OF THE INITIAL OFFERING OF THE SERIES 2026 BONDS TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2026 BONDS. THE SERIES 2026 BONDS ARE NOT CREDIT ENHANCED AND ARE NOT RATED AND NO APPLICATION HAS BEEN MADE FOR CREDIT ENHANCEMENT OR A RATING WITH RESPECT TO THE SERIES 2026 BONDS, NOR IS THERE ANY REASON TO BELIEVE THAT THE DISTRICT WOULD HAVE BEEN SUCCESSFUL IN OBTAINING EITHER CREDIT ENHANCEMENT OR A RATING FOR THE SERIES 2026 BONDS HAD APPLICATION BEEN MADE.

This cover page contains information for quick reference only. It is not, and is not intended to be, a summary of the Series 2026 Bonds. Investors must read this entire Limited Offering Memorandum, including the appendices attached hereto, to obtain information essential to the making of an informed investment decision.

PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS†

$_____ ___% Term Series 2026 Bond Due May 1, 20__ Yield ___% Price ____ CUSIP No.† _____
$_____ ___% Term Series 2026 Bond Due May 1, 20__ Yield ___% Price ____ CUSIP No.† _____
$_____ ___% Term Series 2026 Bond Due May 1, 20__ Yield ___% Price ____ CUSIP No.† _____

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to the receipt of the opinion of Bryant Miller Olive P.A., Orlando, Florida, Bond Counsel, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer (as defined herein) by its counsel, Mahoney Law Group, P.A., Clearwater, Florida, for the Trustee by its counsel, Holland & Knight LLP, West Palm Beach, Florida and for the Underwriter by its counsel, Nabors, Giblin & Nickerson, P.A., Tampa, Florida. It is expected that the Series 2026 Bonds will be available for delivery through the facilities of DTC on or about _____, 2026.

MBS Capital Markets, LLC

Dated: _____, 2026

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* Preliminary, subject to change.

† The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.

RED HERRING LANGUAGE

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. The Series 2026 Bonds may not be sold nor may offers to buy be accepted prior to the time the Limited Offering Memorandum is delivered in final form. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Amanda King*, Chair
Pete Williams, Vice Chair
Deneen Klenke*, Assistant Secretary
Lynda McMorrow*, Assistant Secretary
John Blakley, Assistant Secretary

DISTRICT MANAGER/ASSESSMENT CONSULTANT

Rizzetta & Company, Incorporated
Tampa, Florida

DISTRICT COUNSEL

Kutak Rock LLP
Tallahassee, Florida

CONSULTING ENGINEER

Heidt Design, LLC
Tampa, Florida

BOND COUNSEL

Bryant Miller Olive P.A.
Orlando, Florida

* Affiliate or employee of the Developer (as defined herein).

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, salesperson or other person has been authorized by the District, Hillsborough County, Florida, the State of Florida or the Underwriter (as defined herein) to give any information or to make any representations other than those contained in this Limited Offering Memorandum and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the District, the District Manager, the Consulting Engineer, the Assessment Consultant, the Developer (each as defined herein) and other sources that are believed by the Underwriter to be reliable.

The Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

At closing, the District, the District Manager, the Consulting Engineer, the Assessment Consultant and the Developer will each deliver certificates certifying that certain of the information supplied by each does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change with respect to the matters described herein since the date hereof.

The Series 2026 Bonds have not been registered with the Securities and Exchange Commission under the Securities Act of 1933, as amended, nor has the Indenture been qualified under the Trust Indenture Act of 1939, as amended, in reliance upon certain exemptions set forth in such acts. The registration, qualification or exemption of the Series 2026 Bonds in accordance with the applicable securities law provisions of any jurisdictions wherein these securities have been or will be registered, qualified or exempted should not be regarded as a recommendation thereof. Neither Hillsborough County, Florida, the State of Florida, nor any of its subdivisions or agencies have guaranteed or passed upon the merits of the Series 2026 Bonds, upon the probability of any earnings thereon or upon the accuracy or adequacy of this Limited Offering Memorandum.

Certain statements included or incorporated by reference in this Limited Offering Memorandum constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the Securities Exchange Act of 1934, as amended, and Section 27A of the Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "project," "anticipate," "budget," or other similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results,

performance or achievements expressed or implied by such forward-looking statements. The District and the Developer do not plan to issue any updates or revisions to those forward-looking statements if or when any of their expectations, events, conditions or circumstances on which such statements are based occur, other than as described under "CONTINUING DISCLOSURE" herein.

The order and placement of materials in this Limited Offering Memorandum, including the appendices, are not to be deemed a determination of relevance, materiality or importance, and this Limited Offering Memorandum, including the appendices, must be considered in its entirety. The captions and headings in this Limited Offering Memorandum are for convenience of reference only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provisions or sections in this Limited Offering Memorandum.

This Limited Offering Memorandum is being provided to prospective purchasers in electronic format on the following websites: www.munios.com and www.emma.msrb.org. This Limited Offering Memorandum may be relied upon only as printed in its entirety directly from either of such websites.

References to website addresses presented herein are for information purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Limited Offering Memorandum for any purpose, including for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

This Limited Offering Memorandum is not, and shall not be deemed to constitute, an offer to sell, or the solicitation of an offer to buy, real estate, which may only be made pursuant to offering documents satisfying applicable federal and state laws relating to the offer and sale of real estate.

This Preliminary Limited Offering Memorandum is in a form deemed final by the District for purposes of Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended, except for certain information permitted to be omitted pursuant to Rule 15c2-12(b)(1).

TABLE OF CONTENTS

Page

INTRODUCTION 1
SUITABILITY FOR INVESTMENT 3
DESCRIPTION OF THE SERIES 2026 BONDS 4
General 4
Redemption Provisions 5
Notice of Redemption 7
Book-Entry Only System 7
SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS 10
General 10
No Parity Bonds; Limitation on Parity Assessments 10
Funds and Accounts 11
Series 2026 Reserve Account 11
Series 2026 Revenue Account 13
Investments 15
Series 2026 Acquisition and Construction Account 15
Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default 16
Series 2026 Costs of Issuance Account 16
Agreement for Assignment of Development Rights 17
Assignment of District's Rights Under Collateral Assignment 17
Completion Agreement 17
True-Up Agreement 17
Enforcement of Completion Agreement and True-Up Agreement 18
Events of Default 18
Provisions Relating to Bankruptcy or Insolvency of Landowner 20
Enforcement and Collection of Series 2026 Assessments 21
Additional Covenants Regarding Assessments 23
Re-Assessment 23
ENFORCEMENT OF ASSESSMENT COLLECTIONS 24
General 24
Direct Billing & Foreclosure Procedure 24
Uniform Method Procedure 25
THE DISTRICT 28
General 28
Legal Powers and Authority 28
Board of Supervisors 30
District Manager and Other Consultants 31
PRIOR DISTRICT INDEBTEDNESS 31
THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2026 PROJECT 32
ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS 33
WATERSET 35
Overview 35
Entitlements/Zoning 36
THE SERIES 2026 ASSESSMENT AREA 39
General 39

Land Acquisition and Development Financing....40
Entitlements/Permitting....41
Environmental....42
Utilities....42
Land Use/Phasing Plan....42
Development Status....42
Builder Contracts....43
Participating Builders....45
Projected Absorption....46
Residential Product Offerings....46
Home Construction/Sales Activity....47
Assessment Areas....47
Recreational Facilities....48
Schools....49
Marketing....49
Fees and Assessments....49
Competition....50
THE DEVELOPER....51
BONDOWNERS' RISKS....52
Limited Pledge....52
Concentration of Land Ownership and Bankruptcy Risks....52
Delay and Discretion Regarding Remedies....53
Limitation on Funds Available to Exercise Remedies....53
Determination of Land Value upon Default....54
Landowner Challenge of Assessed Valuation....54
Failure to Comply with Assessment Proceedings....54
Other Taxes and Assessments....54
Limited Secondary Market....55
Inadequacy of Series 2026 Reserve Account....55
Regulatory and Environmental Risks....56
Economic Conditions....56
Cybersecurity....56
Infectious Viruses and/or Diseases....57
Damage to District from Natural Disasters....57
Change in Development Plans....57
Completion of Series 2026 Project....57
District May Not be Able to Obtain Permits....58
Interest Rate Risk; No Rate Adjustment for Taxability....58
IRS Examination and Audit Risk....59
Legislative Proposals and State Tax Reform....60
Loss of Exemption from Securities Registration....61
Prepayment and Redemption Risk....61
Performance of District Professionals....61
Existing Mortgages and Mortgagee Acknowledgements....62
No Rating or Credit Enhancement....62
Mortgage Default and FDIC....62
ESTIMATED SOURCES AND USES OF BOND PROCEEDS....63
DEBT SERVICE REQUIREMENTS....64

TAX MATTERS 65
General 65
Information Reporting and Backup Withholding 66
Other Tax Matters 66
Tax Treatment of Original Issue Discount 68
Tax Treatment of Bond Premium 68
DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS 69
VALIDATION 69
LITIGATION 69
District 69
Developer 69
CONTINUING DISCLOSURE 70
General 70
District Continuing Compliance 70
Developer Continuing Compliance 70
UNDERWRITING 71
LEGALITY FOR INVESTMENT 71
LEGAL MATTERS 71
AGREEMENT BY THE STATE 72
FINANCIAL STATEMENTS 72
EXPERTS AND CONSULTANTS 72
CONTINGENT AND OTHER FEES 73
NO RATING OR CREDIT ENHANCEMENT 73
MISCELLANEOUS 73

APPENDICES:

APPENDIX A ENGINEER'S REPORT
APPENDIX B ASSESSMENT REPORT
APPENDIX C COPY OF MASTER INDENTURE AND FORM OF SUPPLEMENTAL INDENTURE
APPENDIX D FORM OF OPINION OF BOND COUNSEL
APPENDIX E FORM OF CONTINUING DISCLOSURE AGREEMENT
APPENDIX F AUDITED FINANCIAL STATEMENTS OF THE DISTRICT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024

LIMITED OFFERING MEMORANDUM

relating to

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
(Hillsborough County, Florida)
$9,590,000* Special Assessment Revenue Bonds, Series 2026
(2026 Assessment Area)

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page and appendices hereto, is to set forth certain information concerning the Waterset South Community Development District (the "District") in connection with the offering and issuance by the District of its $9,590,000* Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds").

The Series 2026 Bonds are being issued pursuant to the Act (hereinafter defined), a Master Trust Indenture dated as of December 1, 2022 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture dated as of March 1, 2026, between the District and the Trustee (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), and resolutions adopted by the Board of Supervisors of the District (the "Board") on August 9, 2022 and February [12], 2026, authorizing the issuance of the Series 2026 Bonds. All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the Indenture, which appears as composite APPENDIX C attached hereto.

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida Constitution, and other applicable provisions of law, and established by Ordinance No. 22-19 enacted by the Board of County Commissioners of Hillsborough County, Florida (the "County") on July 26, 2022, effective on July 27, 2022, as amended by Ordinance No. 25-9 enacted by the Board of County Commissioners of the County on February 11, 2025, effective on February 12, 2025, as further amended by Ordinance No. 26-3, enacted by the Board of County Commissioners of the County on January 13, 2026, effective on January 14, 2026 (as amended, the "Ordinance"). The District was established for the purpose, among other things, of financing and managing the acquisition, construction, installation, maintenance, and operation of the major infrastructure within and without the boundaries of the District. The boundaries of the District include approximately 870 acres of land (the "District Lands") located entirely within an unincorporated area of the County. For more complete information about the District, the Board and the District Manager (hereinafter defined), see "THE DISTRICT" herein.

The Act authorizes the District to issue bonds for the purposes, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, District roads, recreational

* Preliminary, subject to change.

facilities and other basic infrastructure projects within or without the boundaries of the District, all as provided in the Act.

Under the Constitution and laws of the State of Florida (the "State"), including the Act, the District has the power and authority to levy non-ad valorem assessments upon the District Lands and to issue bonds for the purposes of providing community development services and facilities, including those financed with the proceeds of the Series 2026 Bonds as described herein.

Consistent with the requirements of the Indenture and the Ordinance, the Series 2026 Bonds are being issued to (a) finance a portion of the Cost of the Series 2026 Project (hereinafter defined), (b) pay certain costs associated with the issuance of the Series 2026 Bonds, (c) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds, without privilege or priority of one Series 2026 Bond over another, and (d) pay a portion of the interest to become due on the Series 2026 Bonds.

The District is currently planned to include 2,101 residential units in a conventional home neighborhood and active adult neighborhood within a larger master-planned community known as "Waterset." The capital improvement program for the District (the "CIP") consists of certain infrastructure improvements for the benefit of the District Lands, including earthwork, roadway improvements, stormwater management facilities, off-site roadway improvements, potable water and wastewater facilities, reclaimed water facilities, landscaping and sidewalk improvements, recreational facilities, and associated professional fees and contingency. The portion of the CIP benefiting Phases C-2, H-2 and I within the District which is planned for 575 residential units (the "Series 2026 Assessment Area") is hereinafter referred to as the "Series 2026 Project." See "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2026 PROJECT" and "THE SERIES 2026 ASSESSMENT AREA" herein.

The Series 2026 Bonds are payable from and secured by the Series 2026 Trust Estate, including the revenues received by the District from the Series 2026 Assessments and amounts in the Funds and Accounts (except for the Series 2026 Rebate Account) established by the Indenture. The Series 2026 Assessments will initially be levied against the approximately 268 acres of assessable land within the Series 2026 Assessment Area anticipated to be developed into 575 residential units that are all subject to assessment as a result of the Series 2026 Project as described in the Assessment Report (hereinafter defined). The Series 2026 Assessments represent an allocation of the costs of the Series 2026 Project, including bond financing costs, to certain lands within the Series 2026 Assessment Area benefiting from the Series 2026 Project in accordance with the Assessment Report. The Assessment Report and assessment resolutions with respect to the Series 2026 Assessments (collectively, the "Assessment Proceedings") permit the prepayment in part or in full of the Series 2026 Assessments at any time without penalty, together with interest at the rate on the corresponding Series 2026 Bonds to the Quarterly Redemption Date that is more than forty-five (45) days next succeeding the date of prepayment. See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORT" attached hereto.

Subsequent to the issuance of the Series 2026 Bonds, the District may cause one or more Series of Bonds to be issued pursuant to the Master Indenture, subject to the terms and

conditions thereof. Bonds may be issued for the purpose of paying all or part of the Cost of a Series Project or refunding an Outstanding Series of Bonds or any portion thereof. The District covenants and agrees in the Supplemental Indenture that so long as there are any Series 2026 Bonds Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2026 Trust Estate other than Bonds issued to refund the Outstanding Series 2026 Bonds. The District further covenants and agrees in the Supplemental Indenture that so long as there are any Series 2026 Bonds Outstanding, it will not impose debt service Assessments for capital projects on any lands then subject to the Series 2026 Assessments without the prior written consent of the Majority Owners; provided, however, that such consent shall not be required and there shall be no prohibition on the imposition of additional debt service Assessments if the Series 2026 Assessments have been Substantially Absorbed, evidence of which shall be provided by the District to the Trustee in a written certificate upon which the Trustee may conclusively rely. The foregoing shall not preclude the imposition of capital Assessments, or the issuance of Bonds secured by such Assessments, at any time on property then subject to the Series 2026 Assessments which the District certifies are necessary for health, safety, and welfare reasons, to remediate a natural disaster, or Operation and Maintenance Assessments. "Substantially Absorbed" is defined in the Supplemental Indenture to mean the date on which the principal amount of the Series 2026 Assessments equaling at least ninety percent (90%) of the then Outstanding principal amount of the Series 2026 Bonds has been levied on tax parcels within the District with respect to which a certificate of occupancy has been issued for a structure thereon, as certified by an Authorized Officer and upon which the Trustee may conclusively rely. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – No Parity Bonds; Limitation on Parity Assessments" herein.

There follows in this Limited Offering Memorandum a brief description of the District, Waterset and the Series 2026 Assessment Area, together with summaries of the terms of the Series 2026 Bonds, the Indenture and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Series 2026 Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture, which appears as composite APPENDIX C attached hereto.

SUITABILITY FOR INVESTMENT

Investment in the Series 2026 Bonds poses certain economic risks. No dealer, broker, salesperson or other person has been authorized by the District or MBS Capital Markets, LLC (the "Underwriter") to give any information or make any representations other than those contained in this Limited Offering Memorandum. Additional information will be made available to each prospective investor, including the benefit of a site visit to the District, and the opportunity to ask questions of the District, as such prospective investor deems necessary in order to make an informed decision with respect to the purchase of the Series 2026 Bonds. Prospective investors are encouraged to request such additional information, visit the District and ask such questions.

While the Series 2026 Bonds are not subject to registration under the Securities Act of 1933, as amended (the "Securities Act"), the Underwriter has determined that the Series 2026 Bonds are not suitable for investment by persons other than, and, as required by

Chapter 189, Florida Statutes, will offer the Series 2026 Bonds only to, "accredited investors," as such term is defined in Chapter 517, Florida Statutes, and the rules promulgated thereunder. However, the limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2026 Bonds. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and should have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

DESCRIPTION OF THE SERIES 2026 BONDS

General

The Series 2026 Bonds are issuable only in fully registered form, without coupons, in denominations of $5,000 or any integral multiple thereof; provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof in minimum aggregate principal amounts of $100,000 and integral multiples of $5,000 in excess of $100,000.

The Series 2026 Bonds will be dated their date of issuance and delivery to the initial purchasers thereof and will bear interest payable on each May 1 and November 1, commencing May 1, 2026 (each, an "Interest Payment Date"), and shall be computed on the basis of a 360-day year of twelve 30-day months. The Series 2026 Bonds will mature on May 1 of such years, in such amounts and at such rates as set forth on the cover page of this Limited Offering Memorandum.

Each Series 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication (a) is an Interest Payment Date to which interest on such Series 2026 Bond has been paid, in which event such Series 2026 Bond shall bear interest from its date of authentication, or (b) is prior to the first Interest Payment Date for the Series 2026 Bonds, in which event, such Series 2026 Bond shall bear interest from its date.

Debt Service on each Series 2026 Bond will be payable in any coin or currency of the United States of America which, at the date of payment thereof, is legal tender for the payment of public and private debts. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture, be paid to the registered Owner at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture, the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of a Series 2026 Bond. Any payment of principal, Maturity Amount or Redemption Price shall be made only upon presentation thereof at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Orlando, Florida, or any alternate or successor paying agent (collectively, the "Paying Agent"), unless the Series

2026 Bonds are held in the book-entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner owns not less than $1,000,000 in aggregate principal amount of the Series 2026 Bonds).

The Series 2026 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2026 Bond for each maturity thereof. Upon initial issuance, the ownership of each such Series 2026 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of The Depository Trust Company ("DTC"), the initial Bond Depository. Except as provided in the Indenture, all of the Outstanding Series 2026 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC. See "– Book-Entry Only System" below.

Redemption Provisions

Optional Redemption. The Series 2026 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20__, at the Redemption Price of the principal amount of the Series 2026 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

Mandatory Sinking Fund Redemption. The Series 2026 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

The Series 2026 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

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May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

The Series 2026 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

As more particularly set forth in the Indenture, any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2026 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of Series 2026 Bonds so as to reamortize the remaining Outstanding principal balance of the Series 2026 Bonds as set forth in the Supplemental Indenture.

Extraordinary Mandatory Redemption. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Quarterly Redemption Date, in the manner determined by the Bond Registrar at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption as follows, if and to the extent that any one or more of the following have occurred:

(a) on or after the Date of Completion of the Series 2026 Project, by application of moneys transferred from the Series 2026 Acquisition and Construction Account to the Series 2026 Prepayment Subaccount in accordance with the terms of the Indenture; or

(b) from amounts required by the Indenture to be deposited into the Series 2026 Prepayment Subaccount including, but not limited to, Series 2026 Prepayment Principal and any excess amounts in the Series 2026 Reserve Account as a result of the deposit of such

Series 2026 Prepayment Principal and any excess amount on deposit in the Series 2026 Reserve Account resulting from a reduction of the Series 2026 Reserve Account Requirement; or

(c) on the date on which the amount on deposit in the Series 2026 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2026 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2026 Bonds shall be called for redemption, the particular Series 2026 Bonds or portions of Series 2026 Bonds to be redeemed shall, unless otherwise provided in the Indenture, be selected by lot by the Bond Registrar as provided in the Indenture.

Notice of Redemption

Notice of each redemption of Series 2026 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2026 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2026 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2026 Bonds or such portions thereof on such date, interest on such Series 2026 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2026 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2026 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

Book-Entry Only System

THE INFORMATION IN THIS CAPTION CONCERNING DTC AND DTC'S BOOK-ENTRY SYSTEM HAS BEEN OBTAINED FROM DTC AND NEITHER THE DISTRICT NOR THE UNDERWRITER MAKES ANY REPRESENTATION OR WARRANTY OR TAKES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's

partnership nominee), or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Series 2026 Bonds and will be deposited with DTC. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has a Standard and Poor's rating of AA+. The DTC rules applicable to its Participants are on file with the Securities and Exchange Commission ("SEC"). More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for such Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may

or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping an account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements made among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2026 Bonds, as the case may be, to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the District or the Bond Registrar on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Bond Registrar or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent for the Series 2026 Bonds. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the District. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2026 Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Series 2026 Bond certificates will be printed and delivered to DTC.

NEITHER THE DISTRICT NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DIRECT PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DIRECT PARTICIPANTS, THE INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE SERIES 2026

BONDS. THE DISTRICT CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DIRECT PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE SERIES 2026 BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM.

SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS

General

The Series 2026 Bonds are payable from and secured by the revenues received by the District from the Series 2026 Assessments and amounts on deposit in the Funds and Accounts (except for the Series 2026 Rebate Account) established by the Indenture (collectively, the "Series 2026 Trust Estate"). The Series 2026 Assessments will be allocated as described in "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein. The Series 2026 Assessments represent an allocation of the Costs of the Series 2026 Project, including bond financing costs, to certain benefited land within the Series 2026 Assessment Area in accordance with the Assessment Report attached hereto as composite APPENDIX B.

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE. THE SERIES 2026 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS SHALL BE PAYABLE FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 TRUST ESTATE, ALL AS PROVIDED IN THE SERIES 2026 BONDS AND IN THE INDENTURE.

No Parity Bonds; Limitation on Parity Assessments

The District covenants and agrees in the Supplemental Indenture that so long as there are any Series 2026 Bonds Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2026 Trust Estate other than Bonds issued to refund the Outstanding Series 2026 Bonds. The District further covenants and agrees in the Supplemental Indenture that so long as there are any Series 2026 Bonds Outstanding, it will not impose debt service Assessments for capital projects on any lands then subject to the Series 2026 Assessments without the prior written consent of the Majority Owners; provided, however, that such consent shall not be required and there shall be no prohibition on the

imposition of additional debt service Assessments if the Series 2026 Assessments have been Substantially Absorbed, evidence of which shall be provided by the District to the Trustee in a written certificate upon which the Trustee may conclusively rely. The foregoing shall not preclude the imposition of capital Assessments, or the issuance of Bonds secured by such Assessments, at any time on property then subject to the Series 2026 Assessments which the District certifies are necessary for health, safety, and welfare reasons, to remediate a natural disaster, or Operation and Maintenance Assessments. "Substantially Absorbed" is defined in the Supplemental Indenture to mean the date on which the principal amount of the Series 2026 Assessments equaling at least ninety percent (90%) of the then Outstanding principal amount of the Series 2026 Bonds has been levied on tax parcels within the District with respect to which a certificate of occupancy has been issued for a structure thereon, as certified by an Authorized Officer and upon which the Trustee may conclusively rely.

WHILE NO FUTURE ADDITIONAL BONDS WILL BE PAYABLE FROM OR SECURED BY THE SERIES 2026 ASSESSMENTS PLEDGED AS SECURITY FOR THE SERIES 2026 BONDS, THE DISTRICT, THE COUNTY, THE SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA, THE STATE OR ANY OTHER POLITICAL SUBDIVISION THEREOF MAY IN THE FUTURE IMPOSE, LEVY AND COLLECT ASSESSMENTS AND TAXES THE LIENS OF WHICH WILL BE CO-EQUAL WITH THE LIEN OF ASSESSMENTS WHICH INCLUDES THE SERIES 2026 ASSESSMENTS SECURING THE SERIES 2026 BONDS. See "– Enforcement and Collection of Series 2026 Assessments" below and "ENFORCEMENT OF ASSESSMENT COLLECTIONS," "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS," and "BONDOWNERS' RISKS – Other Taxes and Assessments" herein.

Funds and Accounts

The Supplemental Indenture requires that the Trustee establish, as needed, the following Accounts: (a) within the Acquisition and Construction Fund, a Series 2026 Acquisition and Construction Account and a Series 2026 Costs of Issuance Account; (b) within the Debt Service Fund, (i) a Series 2026 Debt Service Account and therein a Series 2026 Sinking Fund Account, a Series 2026 Interest Account, and a Series 2026 Capitalized Interest Account, and (ii) a Series 2026 Redemption Account and therein a Series 2026 Prepayment Subaccount and a Series 2026 Optional Redemption Subaccount; (c) within the Reserve Fund, a Series 2026 Reserve Account, which Series 2026 Reserve Account shall be held for the benefit of all Series 2026 Bonds, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another; (d) within the Revenue Fund, a Series 2026 Revenue Account; and (e) within the Rebate Fund, a Series 2026 Rebate Account.

Series 2026 Reserve Account

The Series 2026 Reserve Account shall be funded and maintained at all times in an amount equal to the Series 2026 Reserve Account Requirement. "Series 2026 Reserve Account Requirement" is defined in the Supplemental Indenture to mean, until such time as the Reserve Account Release Conditions are met, an amount equal to fifty percent (50%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds as of the time of any such calculation, which on the date of issuance of the Series 2026 Bonds is equal to $_____. Upon receipt by the Trustee of the Reserve Release Certifications (hereinafter defined) and thereafter, the Series 2026 Reserve Account Requirement is defined

in the Supplemental Indenture to mean an amount equal to ten percent (10%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds as of the time of any such calculation. Excess amounts on deposit in the Series 2026 Reserve Account as a result of the deposit of Series 2026 Prepayment Principal and/or as a result of the Reserve Account Release Conditions having been met shall be transferred, as directed by an Authorized Officer, as provided in Section 405 of the Supplemental Indenture.

"Reserve Account Release Conditions" is defined in the Supplemental Indenture to mean, collectively, that (a) all residential units/homes subject to the Series 2026 Assessments have been built, sold and closed with end-users, (b) all Series 2026 Assessments are being collected pursuant to the Uniform Method, and (c) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. An Authorized Officer shall provide a written certification to the Trustee certifying that the events in clauses (a) and (b) have occurred and affirming clause (c), on which certifications the Trustee may conclusively rely (collectively, the "Reserve Release Certifications").

Except as otherwise provided in the Indenture, amounts on deposit in the Series 2026 Reserve Account shall be used only for the purpose of making payments into the Series 2026 Interest Account and the Series 2026 Sinking Fund Account to pay Debt Service on the Series 2026 Bonds, when due, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. The Series 2026 Reserve Account shall consist only of cash and Investment Obligations.

Upon satisfaction of the Reserve Account Release Conditions, an Authorized Officer of the District shall provide the Reserve Release Certifications to the Trustee, upon which certifications the Trustee may conclusively rely, and thereupon an Authorized Officer of the District shall recalculate the Series 2026 Reserve Account Requirement and instruct the Trustee to transfer any excess as a result of having met the Reserve Account Release Conditions to the Series 2026 Acquisition and Construction Account to be used for the purposes of such Account unless the Series 2026 Acquisition and Construction Account has been closed in which case such excess shall be transferred to the Series 2026 Prepayment Subaccount and applied to the extraordinary mandatory redemption of the Series 2026 Bonds.

On the forty-fifth (45th) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the first Business Day preceding such forty-fifth (45th) day), the District shall recalculate the Series 2026 Reserve Account Requirement taking into account any Series 2026 Prepayment Principal on deposit in the Series 2026 Prepayment Subaccount of the Series 2026 Redemption Account and shall direct the Trustee in writing to transfer any amount on deposit in the Series 2026 Reserve Account in excess of the Series 2026 Reserve Account Requirement as a result of such Series 2026 Prepayment Principal to the Series 2026 Prepayment Subaccount as a credit against the Prepayment otherwise required to be made by the owner of such lot or parcel. Following the foregoing transfer, such amounts in the Series 2026 Prepayment Subaccount shall be applied to the extraordinary mandatory redemption of the Series 2026 Bonds on the earliest date permitted for redemption therein and in the Supplemental Indenture. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

On the earliest date on which there is on deposit in the Series 2026 Reserve Account, sufficient moneys, after taking into account other moneys available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest on such Series 2026 Bonds to the earliest date of redemption permitted therein and in the Supplemental Indenture, then the Trustee shall transfer the amount on deposit in the Series 2026 Reserve Account into the Series 2026 Prepayment Subaccount in the Series 2026 Redemption Account to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest date permitted for redemption therein and in the Supplemental Indenture.

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in the Series 2026 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Assessments.

Series 2026 Revenue Account

(a) Pursuant to the Supplemental Indenture, the Trustee is authorized and directed to deposit into the Series 2026 Revenue Account any and all amounts required to be deposited therein by the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2026 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2026 Revenue Account the Series 2026 Pledged Revenues other than Series 2026 Prepayment Principal, which shall be identified by the District to the Trustee as such in writing upon deposit and which shall be deposited into the Series 2026 Prepayment Subaccount in the Series 2026 Redemption Account, and any other revenues required by other provisions of the Indenture to be deposited therein. The Trustee may conclusively rely on the assumption that, unless otherwise instructed in writing by the District at the time of deposit with the Trustee, Series 2026 Pledged Revenues paid to the Trustee shall be deposited into the Series 2026 Revenue Account, and that Series 2026 Pledged Revenues which the District informs the Trustee constitute Series 2026 Prepayment Principal shall be deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Redemption Account.

(c) On the forty-fifth (45^{th}) day preceding each Quarterly Redemption Date with respect to the Series 2026 Bonds (or if such forty-fifth (45^{th}) day is not a Business Day, on the Business Day preceding such forty-fifth (45^{th}) day), the Trustee shall determine the amount on deposit in the Series 2026 Prepayment Subaccount of the Series 2026 Redemption Account and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2026 Revenue Account for deposit into the Series 2026 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to the next highest integral multiple of $5,000 (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2026 Bonds on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2026 Bonds in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2026 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of the Series

2026 Bonds set forth in the form of Series 2026 Bonds attached to the Supplemental Indenture, Section 301 of the Supplemental Indenture, and Article III of the Master Indenture.

(d) Following the foregoing transfers, on each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer from the amounts on deposit in the Series 2026 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2026 Interest Account, an amount equal to the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the Series 2026 Capitalized Interest Account in accordance with Section 403(b) of the Supplemental Indenture, and less any other amount already on deposit in the Series 2026 Interest Account not previously credited;

SECOND, on May 1, 20__, and each May 1 thereafter, to the Series 2026 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2026 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the Series 2026 Sinking Fund Account not previously credited;

THIRD, to the Series 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2026 Reserve Account Requirement; and

FOURTH, the balance shall be retained in the Series 2026 Revenue Account.

(e) On any date required by the Tax Regulatory Covenants, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2026 Revenue Account to the Series 2026 Rebate Account established for the Series 2026 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing, if any, to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Regulatory Covenants.

(f) On each November 2 (or if such November 2 is not a Business Day, on the next Business Day thereafter), the Trustee shall, at the written direction of the District, (i) if the Date of Completion of the Series 2026 Project has not been established, transfer to the Series 2026 Acquisition and Construction Account the balance on deposit in the Series 2026 Revenue Account on such November 2 to be used for the purpose of such Account, or (ii) if the Date of Completion of the Series 2026 Project has been established, transfer to the District the balance on deposit in the Series 2026 Revenue Account on such November 2 to be used for any lawful District purpose; provided, however, that on the date of either such proposed transfer the Trustee shall not have received written notice of an Event of Default under the Indenture relating to the Series 2026 Bonds, including the payment of Trustee's fees and expenses then due.

Investments

Anything in the Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Investment Obligations, and further, earnings on the Series 2026 Acquisition and Construction Account, the Series 2026 Interest Account and the Series 2026 Capitalized Interest Account shall be retained, as realized, in such Accounts and used for the purposes of such Accounts. Earnings on investments in the Funds and Accounts other than the Series 2026 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the Series 2026 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2026 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2026 Reserve Account as of the most recent date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2026 Reserve Account since such date which have created a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account up to and through November 1, 2026, and thereafter earnings in the Series 2026 Reserve Account shall be allocated to and deposited into the Series 2026 Revenue Account and used for the purpose of such Account; and

(ii) if as of the last date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 of the Master Indenture), or if after such date withdrawals have been made from the Series 2026 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Reserve Account until the amount on deposit therein is equal to the Series 2026 Reserve Account Requirement, and then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account up to and through November 1, 2026, and thereafter shall be allocated to and deposited into the Series 2026 Revenue Account and used for the purpose of such Account.

Notwithstanding the foregoing, if there is a deficiency in the Series 2026 Reserve Account, prior to the deposit of any earnings in the Series 2026 Revenue Account, the amount of such proposed transfer shall instead be deposited into the Series 2026 Reserve Account until the balance on deposit therein is equal to the Series 2026 Reserve Account Requirement.

Series 2026 Acquisition and Construction Account

Amounts on deposit in the Series 2026 Acquisition and Construction Account shall be applied to pay Costs of the Series 2026 Project upon compliance with the requisition provisions set forth in Section 503(b) of the Master Indenture and the form attached as Exhibit A to the Master Indenture. The Trustee shall have no duty to review the requisition to determine if the amount requested is for payment of a cost permitted under the Indenture. Anything in the Master Indenture to the contrary notwithstanding, the Consulting Engineer shall establish a Date of Completion for the Series 2026 Project, and any balance remaining

in the Series 2026 Acquisition and Construction Account (taking into account the moneys currently on deposit therein to pay any accrued but unpaid Costs of the Series 2026 Project which are required to be reserved in the Series 2026 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineer delivered to the District and the Trustee establishing such Date of Completion), shall be deposited to the Series 2026 Prepayment Subaccount and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in accordance with Section 301 of the Supplemental Indenture and in the manner prescribed in the form of Series 2026 Bonds set forth as Exhibit B to the Supplemental Indenture. Notwithstanding the foregoing, the District shall not establish a Date of Completion for the Series 2026 Project until either (a) the Reserve Account Release Conditions have been satisfied and all moneys that have been transferred from the Series 2026 Reserve Account into the Series 2026 Acquisition and Construction Account as a result of such release conditions having been satisfied pursuant to Section 405 of the Supplemental Indenture have been expended on Costs of the Series 2026 Project, or (b) the Consulting Engineer has certified in writing to the District and the Trustee that the amounts on deposit in the Series 2026 Acquisition and Construction Account are in excess of the amounts needed to complete the Series 2026 Project. After there are no funds therein and either the Reserve Account Release Conditions have been met or the Date of Completion of the Series 2026 Project has been established, the Series 2026 Acquisition and Construction Account shall be closed.

Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default

In accordance with the provisions of the Indenture, the Series 2026 Bonds are secured solely by the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds comprising the Series 2026 Trust Estate. Anything in the Indenture to the contrary notwithstanding, the District acknowledges in the Supplemental Indenture that (a) the Series 2026 Pledged Funds include, without limitation, all amounts on deposit in the Series 2026 Acquisition and Construction Account then held by the Trustee, (b) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may not be used by the District (whether to pay Costs of the Series 2026 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to the occurrence of the Event of Default the District had incurred a binding obligation with third parties for work on the Series 2026 Project and payment is for such work, and (c) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the construction or acquisition of the Series 2026 Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

Series 2026 Costs of Issuance Account

The amount deposited in the Series 2026 Costs of Issuance Account shall, at the written direction of an Authorized Officer of the District, be used to pay the costs of issuance relating to the Series 2026 Bonds. On the date of issuance of the Series 2026 Bonds, initial costs of issuance shall be paid pursuant to the instructions in the closing memorandum prepared by the Underwriter and signed by an Authorized Officer of the District. On the

earlier to occur of (a) the written direction of an Authorized Officer of the District or (b) May 1, 2026, any amounts deposited in the Series 2026 Costs of Issuance Account which have not been requisitioned shall be transferred over and deposited into the Series 2026 Acquisition and Construction Account and used for the purposes permitted therefor, whereupon the Series 2026 Costs of Issuance Account shall be closed.

Agreement for Assignment of Development Rights

Contemporaneously with the issuance of the Series 2026 Bonds, NNP-Southbend II, LLC, a Delaware limited liability company (the "Developer"), and the District will enter into a [Collateral Assignment and Assumption of Development and Contract Rights Relating to the Capital Improvement Program – Series 2026 Project] (the "Collateral Assignment"). The Collateral Assignment provides, among other things, that in the event the Developer defaults in the payment of Series 2026 Assessments levied on lands owned by the Developer, the District may exercise its remedial rights thereunder. Pursuant to the Collateral Assignment, the Developer agrees, subject to the provisions of the Collateral Assignment, to collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer or any related entity of the Developer, all of its development rights and contract rights relating to the Series 2026 Project (the "Development and Contract Rights") as security for the Developer's payment and performance and discharge of its obligation to pay the Series 2026 Assessments levied against the lands owned by the Developer within the Series 2026 Assessment Area when due. Such Development and Contract Rights specifically exclude any such portion of the Development and Contract Rights which relate solely to any property which has been conveyed to a landowner resulting from the sale of land in the ordinary course of business, the County, the District, any applicable homeowner's association or other governing entity or association in connection with the Development or the CIP.

Assignment of District's Rights Under Collateral Assignment

Pursuant to the Supplemental Indenture, subject to the terms of the Collateral Assignment, and without intending to alter the same, the District assigns its rights under the Collateral Assignment to the Trustee for the benefit of the Owners, from time to time, of the Series 2026 Bonds. The Trustee shall not become obligated to perform any duties because of such assignment.

Completion Agreement

In connection with the issuance of the Series 2026 Bonds, the District and the Developer will enter into an agreement (the "Completion Agreement") pursuant to which the Developer will agree to provide funds to complete the Series 2026 Project to the extent that proceeds of the Series 2026 Bonds are insufficient therefor. Remedies for a default under the Completion Agreement include damages and/or specific performance.

True-Up Agreement

In connection with the issuance of the Series 2026 Bonds, the District and the Developer will enter into an agreement (the "True-Up Agreement") pursuant to which the Developer agrees to pay at the time prescribed by the True-Up Agreement any amount of

Series 2026 Assessments allocated to unplatted acres in excess of the allocation in place at the time of issuance of the Series 2026 Bonds which is not able to be assigned to platted lots in accordance with the Assessment Report.

Enforcement of Completion Agreement and True-Up Agreement

Pursuant to the Indenture, the District, either through its own actions or actions caused to be taken through the Trustee, covenants that it shall strictly enforce all of the provisions of the Completion Agreement and the True-Up Agreement and, upon the occurrence and continuance of a default under either or both of such Agreements, the District covenants and agrees that the Trustee, at the direction of the Majority Owners, may, subject to the provisions of Section 912 of the Master Indenture, act on behalf of and in the District's stead to enforce the provisions of such Agreements and to pursue all available remedies under applicable law or in equity. Anything in the Indenture to the contrary notwithstanding, failure of the District to enforce, or permit the Trustee to enforce in its stead, all of the provisions of the Completion Agreement and the True-Up Agreement upon demand of the Majority Owners, or the Trustee at the direction of the Majority Owners, shall constitute an Event of Default under the Indenture without benefit of any period for cure.

Events of Default

The Master Indenture provides that each of the following shall be an "Event of Default" with respect to the Series 2026 Bonds, but no other Series of Bonds unless otherwise provided in the Supplemental Indenture relating to such Series:

(a) any payment of Debt Service on the Series 2026 Bonds is not made when due;

(b) the District shall for any reason be rendered incapable of fulfilling its obligations under the Indenture;

(c) the District admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself or for the whole or any part of the Series 2026 Project;

(d) the District is adjudged insolvent by a court of competent jurisdiction, or is adjudged bankrupt on a petition in bankruptcy filed against the District, or an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(e) the District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;

(f) under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District's assets or any part

thereof, and such custody or control shall not be terminated within ninety (90) days from the date of assumption of such custody or control;

(g) any portion of the Series 2026 Assessments shall have become Delinquent Assessments and, as the result thereof, the Trustee has withdrawn funds in an amount greater than twenty-five percent (25%) of the amount on deposit in the Series 2026 Reserve Account to pay Debt Service on the Series 2026 Bonds;

(h) more than twenty percent (20%) of the Operation and Maintenance Assessments levied by the District on tax parcels subject to the Series 2026 Assessments are not paid by the date such are due and payable, and such default continues for sixty (60) days after the date when due; and

(i) the District shall default in the due and punctual performance of any of the material covenants, conditions, agreements and provisions contained in the Series 2026 Bonds or in the Indenture on the part of the District to be performed (other than a default in the payment of Debt Service on the Series 2026 Bonds when due, which is an Event of Default under subsection (a) above) and such default shall continue for thirty (30) days after written notice specifying such default and requiring the same to be remedied shall have been given to the District by the Trustee or, if the Trustee is unwilling or unable to act, by Owners of not less than ten percent (10%) in aggregate principal amount of the Series 2026 Bonds then Outstanding and affected by such default; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such thirty (30) day period, no Event of Default shall be deemed to have occurred or exist if the District shall commence such performance within such thirty (30) day period and shall diligently and continuously prosecute the same to completion.

The District covenants and agrees in the Indenture that upon the occurrence and continuance of an Event of Default, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Assessments, the provisions for the foreclosure of liens of Delinquent Assessments, and will take such other appropriate remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Owners, from time to time, of the Series 2026 Bonds. Notwithstanding anything to the contrary in the Indenture, and unless otherwise directed by the Majority Owners of the Series 2026 Bonds and allowed pursuant to federal or State law, the District acknowledges and agrees that (a) upon failure of any property owner to pay an installment of Series 2026 Assessments collected directly by the District when due, that the entire Series 2026 Assessment on the tax parcel as to which such Delinquent Assessment appertains, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and the District shall promptly, but in any event within 120 days, cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Assessments, including interest and penalties with respect to such tax parcel, and (b) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Provisions Relating to Bankruptcy or Insolvency of Landowner

The provisions of Section 913 of the Master Indenture, as summarized below, shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel, or tax parcels which are in the aggregate, subject to at least three percent (3%) of the Series 2026 Assessments pledged to the Series 2026 Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

The District acknowledges and agrees in the Master Indenture that, although the Series 2026 Bonds were issued by the District, the Owners of the Series 2026 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(a) the District agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2026 Assessments relating to the Series 2026 Bonds Outstanding, the Outstanding Series 2026 Bonds or any rights of the Trustee under the Indenture (provided, however, the Majority Owners shall be deemed to have consented to the proposed action if the District does not receive a response from the Majority Owners and the Trustee, acting at the direction of the Majority Owners, within sixty (60) days following delivery to the Majority Owners and the Trustee of a written request for consent);

(b) the District agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2026 Assessments relating to the Series 2026 Bonds Outstanding, the Series 2026 Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee or the Majority Owners;

(c) the District agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, the Majority Owners shall be deemed to have consented to the proposed action if the District does not receive a written response from the Majority Owners and the Trustee within sixty (60) days following delivery to the Majority Owners and the Trustee of a written request for consent);

(d) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Series 2026 Assessments relating to the Series 2026 Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of

claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Series 2026 Assessments relating to the Series 2026 Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(e) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceeding or take any other action in such Proceeding which is adverse to the Trustee's enforcement of the District's claim and rights with respect to the Series 2026 Assessments relating to the Series 2026 Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the Series 2026 Assessments pledged to the Series 2026 Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

The District acknowledges and agrees in the Indenture that it shall not be a defense to a breach of the foregoing covenants that it has acted on advice of counsel in not complying with the foregoing covenants.

Nothing in this section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such a claim for Operation and Maintenance Assessments in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Series 2026 Assessments relating to the Series 2026 Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (d) above.

Enforcement and Collection of Series 2026 Assessments

The primary source of payment for the Series 2026 Bonds is the Series 2026 Assessments imposed on each landowner within the Series 2026 Assessment Area which is specially benefited by the Series 2026 Project. To the extent that landowners fail to pay such Series 2026 Assessments, delay payments, or are unable to pay such Series 2026 Assessments, the successful pursuit of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2026 Bonds. The Act provides for various methods of collection of delinquent special assessments by reference to other provisions of the Florida Statutes. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein for a summary of special assessment payment and collection procedures appearing in the Florida Statutes.

Pursuant to the Indenture, when permitted by law, Series 2026 Assessments levied on platted lots and pledged to secure the Series 2026 Bonds shall be collected pursuant to the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes (the "Uniform Method"), and Series 2026 Assessments levied on unplatted lots and pledged to secure the Series 2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless otherwise directed by the Trustee acting at the direction of the Majority Owners during an Event of Default. All Series 2026 Assessments that are collected directly by the District and not via the Uniform Method shall be due and payable by the landowner no later than thirty (30) days prior to each Interest Payment Date; provided, however, that such Series 2026 Assessments shall not be deemed to be Delinquent Assessments unless and until such Series 2026 Assessments are not paid by the applicable Interest Payment Date with respect to which they have been billed.

If the owner of any lot or parcel of land shall be delinquent in the payment of any Series 2026 Assessment, then such Series 2026 Assessment shall be enforced in accordance with the provisions of Chapters 170 and/or 197, Florida Statutes, including but not limited to the sale of tax certificates and tax deeds as regards such Delinquent Assessment. In the event the provisions of Chapter 197, Florida Statutes, are inapplicable or unavailable, then upon the delinquency of any Series 2026 Assessment, the District, either on its own behalf or through the actions of the Trustee, may, and shall, if so directed in writing by the Majority Owners of the Outstanding Series 2026 Bonds, declare the entire unpaid balance of such Series 2026 Assessment to be in default and, at its own expense, cause such delinquent property to be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapter 173, and Sections 190.026 and/or 170.10, Florida Statutes, or otherwise as provided by law. The District further covenants in the Indenture to furnish, at its expense, to any Owner of the Series 2026 Bonds so requesting, sixty (60) days after the due date of each annual installment, a list of all Delinquent Assessments, to the extent such information is reasonably available to the District, together with a copy of the District's annual audit and a list of foreclosure actions currently in progress and the current status of such Delinquent Assessments.

If any tax certificates relating to Delinquent Assessments which are pledged to secure the payment of the principal and interest on the Series 2026 Bonds are sold by the Tax Collector (hereinafter defined) pursuant to the provisions of Section 197.432, Florida Statutes, or if any such tax certificates are not sold but are later redeemed, the proceeds of such sale or redemption (to the extent that such proceeds relate to the Delinquent Assessments), less any commission or other charges retained by the Tax Collector, shall, if paid by the Tax Collector to the District, be paid by the District to the Trustee not later than five (5) Business Days following receipt of such proceeds by the District and shall be deposited by the Trustee to the credit of the Series 2026 Revenue Account.

If any property shall be offered for sale for the nonpayment of any Series 2026 Assessment and no person or persons shall purchase such property for an amount greater than or equal to the full amount due on the Series 2026 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount equal to or less than the balance due on the Series 2026 Assessments

(principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special purpose entity title to the property for the benefit of the Owners of the Series 2026 Bonds; provided that the Trustee shall have the right, acting at the written direction of the Majority Owners of the Series 2026 Bonds, but shall not be obligated, to direct the District with respect to any action taken pursuant to this paragraph. The District, either through its own actions or actions caused to be taken through the Trustee, shall have the power to lease or sell such property and deposit all of the net proceeds of any such lease or sale into the Series 2026 Revenue Account. Not less than ten (10) days prior to the filing of any foreclosure action as provided in the Indenture, the District shall cause written notice thereof to be mailed to any designated agents of the Owners of the Series 2026 Bonds. Not less than thirty (30) days prior to the proposed sale of any lot or tract of land acquired by foreclosure by the District, it shall give written notice thereof to such representatives. The District, either through its own actions or actions caused to be taken through the Trustee, agrees that it shall be required to take the measures provided by law for the listing for sale of property acquired by it as trustee for the benefit of the Owners of the Series 2026 Bonds within sixty (60) days after the receipt of the request therefor signed by the Majority Owners of the Series 2026 Bonds Outstanding or the Trustee acting at the written request of such Majority Owners.

THERE CAN BE NO ASSURANCE THAT ANY SALE, PARTICULARLY A BULK SALE, OF LAND SUBJECT TO DELINQUENT ASSESSMENTS WILL PRODUCE PROCEEDS SUFFICIENT TO PAY THE FULL AMOUNT OF SUCH DELINQUENT ASSESSMENTS PLUS OTHER DELINQUENT TAXES AND ASSESSMENTS APPLICABLE THERETO.

Additional Covenants Regarding Assessments

The District covenants in the Indenture to comply with the terms of the Series 2026 Assessment Proceedings heretofore adopted with respect to the Series 2026 Assessments, including the Assessment Report, and to levy the Series 2026 Assessments and any required true-up payments set forth in the Assessment Report, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due. The Assessment Report shall not be materially amended without the prior written consent of the Majority Owners. Notwithstanding the foregoing, amendments to the Assessment Report to account for new product types shall not require such consent.

Re-Assessment

Pursuant to the Master Indenture, if any Series 2026 Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or the District shall be satisfied that any such Series 2026 Assessments are so irregular or defective that they cannot be enforced or collected, or if the District shall have omitted to make such Series 2026 Assessments when it might have done so, the District shall either (a) take all necessary steps to cause new Series 2026 Assessments to be made for the whole or any part of such improvement or against any property benefited by such improvement, or (b) in its sole discretion, make up the amount of such Series 2026 Assessments from legally available moneys, which moneys shall be deposited into the Series 2026 Revenue Account. In case any

such subsequent Series 2026 Assessments shall also be annulled, the District shall obtain and make other Series 2026 Assessments until valid Series 2026 Assessments shall be made.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2026 Bonds is the revenues received by the District from the collection of Series 2026 Assessments to be imposed on certain lands in the Series 2026 Assessment Area specially benefited by the Series 2026 Project pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORT" attached hereto.

The imposition, levy, and collection of Series 2026 Assessments must be done in compliance with the provisions of State law. Failure by the District, the Hillsborough County Tax Collector (the "Tax Collector") or the Hillsborough County Property Appraiser (the "Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Series 2026 Assessments during any year. Such delays in the collection of Series 2026 Assessments, or complete inability to collect any Series 2026 Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of Debt Service on the Series 2026 Bonds. See "BONDOWNERS' RISKS" herein. To the extent that landowners fail to pay the Series 2026 Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2026 Bonds.

For the Series 2026 Assessments to be valid, the Series 2026 Assessments must meet two requirements: (a) the benefit from the Series 2026 Project to the lands subject to the Series 2026 Assessments must exceed or equal the amount of the Series 2026 Assessments; and (b) the Series 2026 Assessments must be fairly and reasonably allocated across all such benefited properties. At closing, the Assessment Consultant (hereinafter defined) will certify that these requirements have been met with respect to the Series 2026 Assessments.

Pursuant to the Act and the Assessment Proceedings, the District may collect the Series 2026 Assessments through a variety of methods. See "BONDOWNERS' RISKS" herein. For undeveloped and unplatted properties, the District may directly issue annual bills to landowners requiring payment of the Series 2026 Assessments and will enforce such bill through foreclosure proceedings. As lands are platted, the Series 2026 Assessments will be added to the County tax roll and collected pursuant to the Uniform Method. See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORT" attached hereto. The following is a description of certain statutory provisions relating to each of these collection methods. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes.

Direct Billing & Foreclosure Procedure

As noted above, and pursuant to Chapter 170, Florida Statutes, and the Act, the District may directly levy, collect and enforce the Series 2026 Assessments. In this context, Section 170.10, Florida Statutes, provides that upon the failure of any property owner to

timely pay all or any part of the annual installment of principal and/or interest of a special assessment due, including the Series 2026 Assessments, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem, meaning that the action would be brought against the land, and not against the landowner. In light of the one-year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Series 2026 Assessments and the ability to foreclose the lien of such Series 2026 Assessments upon the failure to pay such Series 2026 Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the Series 2026 Assessments. See "BONDOWNERS' RISKS" herein.

Uniform Method Procedure

Subject to certain conditions, the District may alternatively elect to collect the Series 2026 Assessments using the Uniform Method. The Uniform Method is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Series 2026 Assessments to be levied and then collected in this manner.

If the Uniform Method is used, the Series 2026 Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such Taxes and Assessments, including the Series 2026 Assessments, are to be billed together and landowners in the District are required to pay all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the Series 2026 Assessments.

All Taxes and Assessments are payable at one time, except for partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the Series 2026 Assessments are to be collected pursuant to the

Uniform Method, any failure to pay any one line item would cause the Series 2026 Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of Debt Service on the Series 2026 Bonds.

Under the Uniform Method, if the Series 2026 Assessments are paid during November when due or during the following three (3) months, the taxpayer is granted a variable discount equal to four percent (4%) in November and decreasing one percentage point per month to one percent (1%) in February. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the Series 2026 Bonds that (a) the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Series 2026 Assessments, (b) future landowners and taxpayers in the District will pay such Series 2026 Assessments, (c) a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within the District, and (d) the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Series 2026 Assessments and all other liens that are coequal therewith.

Collection of delinquent Series 2026 Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Series 2026 Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus all applicable interest, costs and charges. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, and any applicable interest, costs and charges, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than eighteen percent (18%)).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently eighteen percent (18%). The Tax Collector does not collect any money if tax certificates are issued, or "struck off," to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than eighteen percent (18%) per annum, costs and charges. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including the Series 2026 Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including

documentary stamps and recording fees), at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of five percent (5%), unless the rate borne by the certificates is zero percent (0%). The proceeds of such redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is affected by purchase of such certificates from the County, as described above.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven (7) years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two (2) years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven (7) years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two (2) years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and all other costs to the applicant for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. The holder is also responsible for payment of any amounts included in the bid not already paid, including but not limited to, documentary stamp tax, recording fees, and, if property is homestead property, the moneys to cover the one-half value of the homestead. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, together with all subsequent unpaid taxes plus the costs and expenses of the application for deed, with interest on the total of such sums, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear. If the property is purchased for an amount in excess of the statutory bid of the certificate holder,

but such excess is not sufficient to pay all governmental liens of record, the excess shall be paid to each governmental unit pro rata.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the clerk shall enter the land on a list entitled "lands available for taxes" and shall immediately notify the governing board of the County that the property is available. At any time within ninety (90) days from the date the property is placed on the list, the County may purchase the land for the opening bid or may waive its rights to purchase the property. Thereafter, and without further notice or advertising, any person, the County or any other governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three (3) years from the date the property was offered for sale, unsold lands escheat to the County in which they are located, free and clear, and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of Series 2026 Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Series 2026 Assessments, which are the primary source of payment of the Series 2026 Bonds. Additionally, legal proceedings under federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See "BONDOWNERS' RISKS" herein.

THE DISTRICT

General

The District is a local unit of special purpose government duly organized and existing under the provisions of the Act and established by the Ordinance. The boundaries of the District include approximately 870 acres of land located entirely within an unincorporated area of the County.

Legal Powers and Authority

The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State. The Act provides legal authority for community development districts (such as the District)

to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development.

The Act provides that community development districts have the power to issue general obligation, revenue and special assessment revenue debt obligations in any combination to pay all or part of the cost of infrastructure improvements authorized under the Act. The Act further provides that community development districts have the power under certain conditions to levy and assess ad valorem taxes or non-ad valorem assessments, including the Series 2026 Assessments, on all taxable real property within their boundaries to pay the principal of and interest on debt obligations issued and to provide for any sinking or other funds established in connection with any such debt obligation issues. Pursuant to the Act, such assessments may be levied, collected and enforced in the same manner and time as county property taxes.

Among other provisions, the Act gives the District's Board of Supervisors the authority to: (a) finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and wastewater management reclamation and re-use systems or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) district roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the State, or the federal government; street lights; alleys; landscaping; hardscaping; undergrounding of electric utility lines; buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage; (iv) conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property; (v) any other project, facility or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the District; and (vi) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses; and security, including, but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems; (b) borrow money and issue bonds of the District; (c) levy, collect and enforce special assessments; (d) impose and foreclose special assessment liens as provided in the Act; and (e) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District authorized by the Act.

The Act does not empower the District to adopt and enforce land use plans or zoning ordinances and the Act does not empower the District to grant building permits. These functions are collectively performed by the County and its departments of government.

The Act exempts all property of the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of any Owner of bonds of the District to pursue any remedy for enforcement of any lien or pledge of the District in connection with such bonds, including the Series 2026 Bonds.

Board of Supervisors

The Act provides for a five-member Board of Supervisors (as previously defined, the "Board") to serve as the governing body of the District. At the initial meeting of the landowners, members of the Board (the "Supervisors") must be elected by the landowners with the two (2) Supervisors receiving the highest number of votes to serve for a four-year term and the remaining Supervisors to serve for a two-year term. Three (3) of the five (5) Supervisors are elected to the Board every two (2) years in November. At such election, the two (2) Supervisors receiving the highest number of votes are elected to four-year terms and the remaining Supervisor is elected to a two-year term. Until the later of six (6) years after the initial appointment of Supervisors or the year in which there are at least 250 qualified electors in the District, or such earlier time as the Board may decide to exercise its ad valorem taxing power, the Supervisors are elected by vote of the landowners of the District. Ownership of the land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number and, for purposes of determining voting interests, platted lots are counted individually and rounded up to the nearest whole acre and are not to be aggregated for determining the number of voting units held). Upon the later of six (6) years after the initial appointment of Supervisors or the year in which there are at least 250 qualified electors in the District, the Supervisors whose terms are expiring will be elected (as their terms expire) by qualified electors of the District, except as described below. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two (2) Supervisors must be qualified electors and be elected by qualified electors, both to a four-year term. The other Supervisor will be elected by landowners for a four-year term. Thereafter, as terms expire, all Supervisors must be qualified electors elected by qualified electors and are elected to serve staggered terms. If there is a vacancy on the Board, whether as a result of the resignation or removal of a Supervisor or because no elector qualifies for a seat to be filled in an election, the remaining Board members are to fill such vacancy for the unexpired term.

The current members of the Board and their respective term expiration dates are set forth below.

Name	Title	Expiration of Term
Amanda King*	Chair	November 2026
Pete Williams	Vice Chair	November 2028
Deneen Klenke*	Assistant Secretary	November 2026
Lynda McMorrow*	Assistant Secretary	November 2028
John Blakley	Assistant Secretary	November 2028

* Affiliate or employee of the Developer.

The Act empowers the Board to adopt administrative rules and regulations with respect to any projects of the District, and to enforce penalties for the violation of such rules and regulations. The Act permits the Board to levy taxes under certain conditions, and to levy special assessments, and to charge, collect and enforce fees and user charges for use of District facilities.

District Manager and Other Consultants

The Act authorizes the Board to hire a District Manager as the chief administrative official of the District. The Act provides that the District Manager shall have charge and supervision of the works of the District and shall be responsible for (a) preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, (b) maintaining and operating the equipment owned by the District, and (c) performing such other duties as may be prescribed by the Board.

Rizzetta & Company, Incorporated, has been retained as the firm to provide district management services for the District (in such capacity, the "District Manager"). The District Manager's office is located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 and their phone number is (888) 208-5008.

The District Manager's typical responsibilities can briefly be summarized as directly overseeing and coordinating the District's planning, financing, purchasing, staffing, and reporting and acting as governmental liaison for the District. The District Manager's responsibilities also include requisitioning moneys to pay construction contracts and the related accounting and reporting that is required by the Indenture.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Bryant Miller Olive P.A., Orlando, Florida, as Bond Counsel; Kutak Rock LLP, Tallahassee, Florida, as District Counsel; Heidt Design, LLC, Tampa, Florida, as Consulting Engineer; and Rizzetta & Company, Incorporated, Tampa, Florida, as Assessment Consultant.

PRIOR DISTRICT INDEBTEDNESS

The District previously issued its $11,350,000 Special Assessment Revenue Bonds, Series 2022 (the "Series 2022 Bonds"), of which $11,045,000 is currently Outstanding. The Series 2022 Bonds are secured by Assessments (the "Series 2022 Assessments") which are levied on assessable land within the District constituting Phases A, D-1, D-2 and G-1, which has been developed into 598 platted lots (the "Series 2022 Assessment Area"). Further, the District issued its $9,120,000 Special Assessment Revenue Bonds, Series 2024 (the "Series 2024 Bonds"), of which $8,990,000 is currently Outstanding. The Series 2024 Bonds are secured by Assessments (the "Series 2024 Assessments") which are levied on assessable land within the District constituting Phases G-2 and B, which has been developed into 485 platted lots (the "Series 2024 Assessment Area"). Finally, the District issued its $5,700,000 Special Assessment Revenue Bonds, Series 2025 (2025 Assessment Area) (the "Series 2025 Bonds"), of which $5,700,000 is currently Outstanding. The Series 2025 Bonds are secured by Assessments (the "Series 2025 Assessments") which are levied on assessable land within the District constituting Phases C-1, E and H-1, which is being developed into 443 lots (the "Series 2025 Assessment Area"). The Series 2022 Bonds, Series 2024 Bonds and Series 2025 Bonds are collectively referred to herein as the "Prior Bonds."

As described herein, the District will issue its Series 2026 Bonds to support the development of a portion of the remaining lands in the District constituting Phases C-2, H-2 and I which encompass approximately 268 acres and are planned to be developed into 575 residential lots (as previously defined, the "Series 2026 Assessment Area"). The Series 2026

Assessments securing the Series 2026 Bonds will be levied on all assessable lands in the Series 2026 Assessment Area. The Series 2022 Assessment Area, Series 2024 Assessment Area, Series 2025 Assessment Area and Series 2026 Assessment Area are separate and distinct areas and therefore the Series 2022 Assessments, Series 2024 Assessments, Series 2025 Assessments and Series 2026 Assessments do not overlap.

THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2026 PROJECT

Heidt Design, LLC (the "Consulting Engineer") has prepared the Master Report of District Engineer, Master Capital Improvement Plan dated August 2022, the District Engineer's Report Supplement to the Master Capital Improvement Plan dated July 17, 2025, and the District Engineer's Report Supplement to the Master Capital Improvement Plan dated December 12, 2025 (collectively, the "Master Engineer's Report"), describing the scope and estimated cost of the District's capital improvement program (as previously defined, the "CIP"), as supplemented with detailed information concerning the Series 2026 Project by the Supplemental District Engineer's Report, Series 2026 Project (2026 Assessment Area) dated December 24, 2025 (the "Supplemental Engineer's Report" and, together with the Master Engineer's Report, the "Engineer's Report"), each attached hereto as composite APPENDIX A. The information in this section relating to the CIP and the Series 2026 Project is qualified in its entirety by reference to such Engineer's Report, which should be read in its entirety.

The CIP is estimated to cost approximately $131.6 million and includes earthwork, roadway improvements, stormwater management facilities, off-site roadway improvements, potable water and wastewater facilities, reclaimed water facilities, landscaping and sidewalk improvements, recreational facilities, and associated professional fees and contingency. The capital improvements described in the CIP have and continue to be constructed in multiple phases over time to ultimately provide infrastructure supporting the development of the entire District.

The District previously issued its Series 2022 Bonds to acquire and/or construct a portion of the CIP allocable to the Series 2022 Assessment Area in the approximate amount of $9.9 million. The portion of the CIP benefiting the Series 2022 Assessment Area, which has been platted into 598 lots, is complete. The District also previously issued its Series 2024 Bonds to acquire and/or construct a portion of the CIP applicable to the Series 2024 Assessment Area in the approximate amount of $8.1 million. Development of the Series 2024 Assessment Area is complete and has been platted into 485 lots. In addition, the District previously issued its Series 2025 Bonds to acquire and/or construct a portion of the CIP applicable to the Series 2025 Assessment Area in the approximate amount of $4.8 million. Development of the Series 2025 Assessment Area is underway and is planned for 485 lots.

The Series 2026 Project consists of a portion of the CIP in an approximate amount of $23.7 million and includes the costs allocable to the Series 2026 Assessment Area, which is planned for 575 residential units within Phases C-2, H-2 and I, and includes those parcels situated in the southwestern-most corner of the District, located on both sides of the planned Waterset Boulevard extension.

Net proceeds of the Series 2026 Bonds in the approximate amount of $8.4 million* will be used to fund the acquisition and/or construction of a portion of the Series 2026 Project. As of January 8, 2026, the Developer estimates it had expended approximately $17.2 million in development related expenditures allocable to the Series 2026 Assessment Area. Following the issuance of the Series 2026 Bonds, the District does not anticipate issuing any additional Bonds to fund the remaining CIP improvements. The remainder of the CIP not funded with proceeds of the Prior Bonds and the Series 2026 Bonds have been and are expected to continue to be funded with contributions from the Developer. At the time of issuance of the Series 2026 Bonds, the Developer and the District will enter into the Completion Agreement whereby the Developer will agree to complete those portions of the Series 2026 Project not funded with proceeds of the Series 2026 Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – Completion Agreement" herein. The District cannot make any representation that the Developer will have sufficient funds to complete the Series 2026 Project or the CIP.

The status of construction and permitting for the Series 2026 Project is outlined in the Engineer's Report attached hereto as composite APPENDIX A. The Consulting Engineer has indicated that all permits necessary to construct the Series 2026 Project have either been obtained or are expected to be obtained in the ordinary course of business.

ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS

Four (4) assessment areas have been established within the District known as the Series 2022 Assessment Area, the Series 2024 Assessment Area, the Series 2025 Assessment Area and the Series 2026 Assessment Area. As previously stated, the Series 2026 Assessment Area encompasses approximately 268 acres and is planned for 575 residential units in Phases C-2, H-2 and I.

Rizzetta & Company, Incorporated (in such capacity, the "Assessment Consultant") has prepared the Master Special Assessment Allocation Report dated August 9, 2022, the First Amendment to Master Special Assessment Allocation Report dated July 17, 2025, and the Second Amendment to Master Special Assessment Allocation Report dated January 8, 2026 (collectively, the "Master Assessment Report") and the Preliminary Supplemental Special Assessment Allocation Report dated February 12, 2026 (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Report"), each attached hereto as composite APPENDIX B. The Assessment Report provides a methodology to allocate the total costs and benefit derived from the Series 2026 Project and the Series 2026 Assessments levied in connection with the Series 2026 Bonds. The Series 2026 Assessments securing the Series 2026 Bonds will initially be levied on an equal per acre basis on the lands within the Series 2026 Assessment Area. As the assessable parcels of land within the Series 2026 Assessment Area are developed and platted, the Series 2026 Assessments will then be allocated to each of the platted lots by product type as set forth in the Supplemental Assessment Report. The Series 2026 Assessments are ultimately expected to be allocated on a per unit basis to the 575 residential units planned within the Series 2026 Assessment Area. As discussed herein, plat recordation for Phase H-2, planned for 115 lots,

* Preliminary, subject to change.

is anticipated in the first quarter of 2026. The estimated principal per unit and annual Series 2026 Assessments for the Series 2026 Bonds are as follows:

Product Type	Est. # of Units	Est. Series 2026 Bonds Principal Per Unit*	Est. Series 2026 Bonds Gross Annual Debt Service Per Unit*†
Phase H-2 & I, Conventional Home Neighborhood			
Single-family 40'	76	$16,138	$1,200
Single-family 50'	132	20,173	1,500
Single-family 60'	37	24,207	1,800
Single-family 70'	52	28,242	2,100
Subtotal	***297***		
Phase C-2, Active Adult Neighborhood			
Villa 36'	44	$ 8,230	$ 612
Single-family 50'	103	11,431	850
Single-family 60'	131	13,717	1,020
Subtotal	***278***		
Total	**575**		

* *Preliminary, subject to change.*

† *Includes gross-up of 4% for early payment and 2% for collection fees imposed by the County.*

The following information appearing under the captions "WATERSET," "THE SERIES 2026 ASSESSMENT AREA," and "THE DEVELOPER" has been furnished by the Developer for inclusion in this Limited Offering Memorandum as a means for prospective Bondholders to understand the anticipated development plan and risks associated with the Series 2026 Assessment Area and the provision of infrastructure to the real property within the District. Although believed to be reliable, such information has not been independently verified by the District or its counsel, the Underwriter or its counsel, or Bond Counsel, and no person other than the Developer, subject to certain qualifications and limitations, makes any representation or warranty as to the accuracy or completeness of such information. At the time of the issuance of the Series 2026 Bonds, the Developer will represent in writing that the information herein under the captions "WATERSET," "THE SERIES 2026 ASSESSMENT AREA," "THE DEVELOPER," "LITIGATION – Developer," and "CONTINUING DISCLOSURE" (as it relates to the Developer) does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made herein, in light of the circumstances under which they are made, not misleading.

The Developer's obligation to pay the Series 2026 Assessments is limited solely to its obligation as a landowner, just as any other landowner within the District. The Developer is not a guarantor of payment on any property within the District and the recourse for the Developer's failure to pay or otherwise comply with its obligations to the District is limited to its ownership interest in the land subject to the Series 2026 Assessments.

WATERSET

Overview

Waterset is an approximately 2,375-acre master-planned community located in south Hillsborough County, Florida, in an area known as Southshore. The master-planned community is generally bordered to the north by Big Bend Road, to the south by 19th Avenue, to the west by U.S. Highway 41 and to the east by Interstate 75. As discussed herein, the District comprises the acreage in Waterset located in the southernmost portion of the community, comprising 870 acres bound to the north by Stake Tomato Road and to the south by 19th Avenue.

Waterset's northern entrance is located on Big Bend Road, approximately one (1) mile west of Interstate 75. Interstate 75 intersects with the Crosstown Expressway and Interstate 4 approximately ten (10) and fifteen (15) miles north of Waterset, respectively. Both the Crosstown Expressway and Interstate 4 provide direct access to downtown Tampa and the Tampa International Airport/Westshore employment areas which are both within twenty-five (25) miles of the Development. U.S. Highway 41 and U.S. Highway 301 parallel Interstate 75 and provide additional access to points north and south of Waterset. U.S. Highway 301 and Interstate 75 also provide direct access to the Brandon area, a suburban community of the metropolitan Tampa housing market which features a large and growing concentration of employment, as well as retail establishments including the Westfield Brandon shopping mall, entertainment facilities, restaurants, medical and professional services and many other commercial facilities.

As currently entitled, Waterset is approved for 6,428 residential units, 498,480 square feet of commercial space and 198,900 square feet of office space. To date, multiple community development districts have been established to finance, plan, acquire and/or construct infrastructure in Waterset, including the Waterset North Community Development District ("Waterset North"), the Waterset Central Community Development District ("Waterset Central") and the District. Despite the establishment of multiple community development districts, Waterset continues to function as a single, interrelated community designed to include a diverse range of residential and commercial neighborhoods built around a backdrop of trails, lakes and ponds.

Waterset is being developed by NNP-Southbend II, LLC, a Delaware limited liability company (as previously defined, the "Developer"), and an affiliated entity of Sekisui House, Ltd. ("Sekisui") and Brookfield Residential Properties, Inc. ("BRPI"). Sekisui is a publicly traded company on the Tokyo stock exchange and is described as the largest home builder in Japan. BRPI is a leading land developer and homebuilder in North America.

As discussed in more detail herein, Waterset is currently planned to include home sites on varying lot sizes, creating a customized neighborhood feel in an effort to appeal to a wide range of buyer profiles. Development activities in Waterset commenced in the first quarter of 2005 and as of January 8, 2026, the Developer had substantially developed over 3,731 single-family lots along with the landscaped entry at Big Bend Road, a portion of the landscaped spine road, recreational facilities and additional horizontal infrastructure supporting development across all three (3) community development districts established within Waterset. Waterset Boulevard serves as the main spine road traversing Waterset and

continues to be extended through the community to its planned southern entrance at 19th Avenue. The community features resort-style amenities that are designed to appeal to active residents. Currently, Waterset offers the Landing Club, the Waterset Club, the Lakeside and the Waterline Station as well as twelve (12) miles of trails and ten (10) parks and playgrounds. Additional like-amenities, known as the Founder's Club and the Cove Amenity Center, are located in the District.

Development in Waterset North and Waterset Central, constituting the first two (2) community development districts established in Waterset, is substantially developed and built-out, with a majority of such lots closed with retail buyers. Further, as discussed below, Waterset has commenced its next phases of construction, which are primarily located in the District and planned for a total of 2,101 units situated in a conventional home neighborhood and active adult neighborhood. To date, four (4) assessment areas have been established to facilitate the development and financing of the land within the District, including (a) the Series 2022 Assessment Area, fully developed and platted for 598 single-family homes in Phases A, D-1, D-2 and G-1, (b) the Series 2024 Assessment Area, fully developed and platted for 485 single-family homes in Phases G-2 and B, (c) the Series 2025 Assessment Area, under construction for 443 residential lots in Phases C-1, E and H-1, and (d) the Series 2026 Assessment Area, under construction for 575 residential lots in Phases C-2, H-2 and I.

Development activities in the District commenced in the second quarter of 2021 and as of January 8, 2026, the Developer had fully developed and platted 1,434 of the planned 2,101 lots in the District, comprising all planned lots in the Series 2022 Assessment Area and the Series 2024 Assessment Area and all lots in the Series 2025 Assessment Area other than Phase C-1. Further, as of January 8, 2026, builders had closed on 1,101 contracted lots in the District and had entered into approximately 739 home sales contracts with retail buyers, of which approximately 690 had closed.

As referenced herein, construction of the Series 2026 Assessment Area, planned for a total of 575 residential units in conventional home and active adult neighborhoods, is underway. As discussed in more detail herein, builders have entered into contracts to purchase 393 of the 575 lots planned in the Series 2026 Assessment Area. Such builders include Cardel Homes, David Weekley Homes, Homes by West Bay, Pulte Homes, Richmond American Homes, ICI Homes® and Toll Brothers, many of which have been active builders in the Waterset community since its inception.

More information on Waterset can be found by visiting www.watersetfl.com.

Entitlements/Zoning

Waterset is located within the Waterset Development of Regional Impact (the "Waterset DRI") which originally received development order approval in January 1990 and has since been amended multiple times, most recently in November 2025 (as amended, the "Waterset DO"). The Waterset DO was recently amended to reconfigure the commercial site and move the fire station site to Phase I of the Development. Development of the property comprising the District will be undertaken in accordance with the Waterset DO as more specifically described below.

Land Use. As discussed above, the Waterset DO has been amended multiple times to include additional acreage in the Waterset DRI and further authorizing the following development rights, which may be exchanged or converted in accordance with the land use exchange/conversion matrix.

Land Use	**Total**
Residential	
Single-family Detached (units)	3,619
Single-family Attached (units)	959
Senior Adult Detached (units)	400
Senior Adult Attached (units)	100
Multi-family/Apartments (units)	1,350
Commercial (sq. ft.)	498,480
Office (sq. ft.)	198,900
Schools (2 sites) (acres)	40.0
Parks (acres)	27.0
County Park (acres)	80.0
Upland/Open Space (acres)	55.3
Wetlands (acres)	104.5
Major Roads	168.0

The Waterset DO expiration date is April 6, 2039, and therefore is not subject to downzoning or unit density reduction until then. Waterset is currently compliant with all requirements and conditions set forth in the Waterset DO thereby providing for continued development work in the Series 2026 Assessment Area and the District.

Development Conditions. The Waterset DO sets forth certain conditions related to project design, transportation, wetlands, floodplain and disaster preparedness, natural vegetation and wildlife, water supply and wastewater treatment, solid/hazardous waste, stormwater management, water quality and drainage, energy, education, fire/police, and recreation and open space. Certain of the conditions of the Waterset DO are summarized below but are not meant to provide an exhaustive list of all of the conditions set forth in the Waterset DO.

- *Education*. The Waterset DO stipulates that upon request of the Hillsborough County School Board (the "School Board"), the Developer shall dedicate and convey to the School Board a total of up to forty (40) acres of upland land to accommodate up to 2,300 students at the elementary and/or middle school level. An approximately 16.795-acre site just south of Apollo Beach Boulevard (Paseo Al Mar Boulevard) and east of Covington Garden Drive was dedicated and conveyed to the School Board for the construction of Dorothy C. York Pre-K-8 magnet school, which opened in August 2022. An additional school site located just outside the District at the southwest corner of Covington Garden Drive and west of 30th Street was dedicated and conveyed to the School Board in February 2023.

- *Fire Station*. The Developer is required to convey an approximately one (1) acre parcel in the southern portion of Waterset for dedication to the County for use as a fire station.

- *Recreation and Open Space*. The Developer is required to reserve twenty-seven (27) acres in Waterset for community and park/recreation areas, for which such obligation has been met and exceeded. In addition, the County completed the initial phases of construction of a regional sports complex, known as the SouthShore Sportplex on an eighty (80) acre parcel located within the Waterset community.

- *Transportation*. The Developer's proportionate share of costs required to address the mitigation of transportation impacts of Waterset through build-out is approximately $92.7 million, of which approximately $82.1 million has already been spent. The Developer is required to mitigate the impacts of future development within Waterset by completing the transportation improvements set forth in the Waterset DO, which shall be completed regardless of cost. Certain of the transportation improvements are summarized below, some of which provide for the receipt of mobility fee credits. Such conditions, or a portion thereof, are intended to be met in conjunction with the development of the District and are therefore included as part of the District's CIP.

  - *Waterset Boulevard* will extend south from Big Bend Road through the length of Waterset to its planned southernmost exit at 19th Avenue. The Waterset DO and zoning ordinance PRS 20-0004 set forth a requirement for the completion of a continuous north-south connection road consisting of either (a) Waterset Boulevard in its entirety, which shall be completed no later than January 8, 2027, or (b) Waterset Boulevard to its point of intersection with 30th Street and 30th Street from its point of intersection with Waterset Boulevard to the southern boundary of the Waterset community at 19th Avenue, which shall be completed no later than February 14, 2027. To date, the Developer has completed portions of Waterset Boulevard from Big Bend Road through 30th Street and past the roundabout at Covington Garden Drive to its current terminus positioned in the District near the start of Phases C-2 and H-2 of the Series 2026 Assessment Area. Further, work to extend 30th Street to its southernmost exit at 19th Avenue is complete, and the installation of a final traffic signal at the intersection has also been completed, thereby providing an additional point of access to the community.

  - *Apollo Beach Boulevard (Paseo Al Mar Boulevard)* is a four-lane roadway running west/east from U.S. Highway 41 through the Waterset community to its intersect at Covington Garden Drive. The Apollo Beach Boulevard extension was completed in 2018 in accordance with the Waterset DO.

  - *30th Street* is planned as a two-lane roadway that will extend from just north of Apollo Beach Boulevard (Paseo Al Mar Boulevard) to the community's southernmost boundary at 19th Avenue, providing for an additional north/ south roadway through Waterset. The 30th Street extension south to its southernmost exit at 19th Avenue was completed, and installation of a final traffic signal at the intersection has also been completed. 30th Street has been completed in accordance with the Waterset DO, which required completion by February 14, 2027.

- *Covington Garden Drive* has been completed as a two-lane road from the northern boundary of Waterset to its current terminus located in the District at the roundabout at Waterset Boulevard.

- *I-75 Flyover* is a four-lane overpass road, connecting Apollo Beach Boulevard (Paseo Al Mar Boulevard) from U.S. Highway 41 west of I-75 to U.S. Highway 301 east of I-75. Construction of the I-75 Flyover was constructed by the County and completed in July 2022. The Developer's obligations for the design, permit and construction of the I-75 Flyover were capped at $12.0 million plus interest, as set forth in the Waterset DO. The Developer spent approximately $13.3 million towards the costs for construction of the I-75 Flyover, and the remaining costs were funded by the County.

- *Additional Transportation Improvements* are planned within Waterset, including the construction of improvements to the Apollo Beach Boulevard/ U.S. Highway 41 intersection, which have been completed and are in operation, and additional traffic and intersection improvements along 19th Avenue and Big Bend Road.

THE SERIES 2026 ASSESSMENT AREA

General

The lands within the District encompass approximately 870 acres in the southernmost portion of the Waterset community and are planned to include 1,549 townhome and single-family homes in a conventional home neighborhood and 552 villa and single-family homes in an active adult neighborhood, which is the first age-restricted neighborhood being developed within the Waterset community.

As previously discussed herein, four (4) assessment areas have been established within the District known as the Series 2022 Assessment Area, the Series 2024 Assessment Area, the Series 2025 Assessment Area and the Series 2026 Assessment Area. The initial phase of development occurred in the Series 2022 Assessment Area, which has been fully developed into 598 single-family platted lots that constitute Phases A, D-1, D-2 and G-1. The second phase of development occurred in the Series 2024 Assessment Area, which has been fully developed into 485 single-family platted lots that constitute Phases G-2 and B. Additional development is currently underway in the Series 2025 Assessment Area, which encompasses approximately 110 acres in the District that constitute Phases C-1, E and H-1 planned in aggregate for 443 residential units. The final phase of development is currently underway in the Series 2026 Assessment Area, which encompasses approximately 268 acres in the District that constitute Phases C-2, H-2 and I planned in aggregate for 575 residential units. The Series 2026 Assessment Area is planned to include 297 single-family homes in the conventional home neighborhood and 278 villa and single-family homes in the active adult neighborhood. Development activities within the Series 2026 Assessment Area commenced in April 2025. To date, builders have entered into contracts to purchase 393 of the 575 lots planned in the Series 2026 Assessment Area, all of which are situated in Parcels C-2 and H-2.

Land Acquisition and Development Financing

The Developer acquired the lands constituting Waterset, including the acreage encompassing the District and lands outside the District, in a series of acquisitions from October 2004 through December 2024, for total consideration, including revenue sharing contingent land payments, of approximately $58.1 million. The acquisition of such land was primarily effectuated with Developer equity. Certain of the District lands and the Series 2026 Assessment Area are subject to the NASH Mortgages (hereinafter defined) securing the Construction Loan Agreement (hereinafter defined) and the SLR Mortgage (hereinafter defined) securing the Contingent Price Obligation (hereinafter defined).

Financing for the development of Waterset, including the Series 2026 Assessment Area, has been and will continue to be provided under the terms of an Amended and Restated Acquisition, Development and Construction Loan and Security Agreement dated December 22, 2017, as amended (the "Construction Loan Agreement"), between NASH-Newland, LLC, an upstream affiliate of the Developer, as borrower, and NASH Financing, LLC (the "Development Lender"). In the Construction Loan Agreement, the Development Lender has made a commitment to the Developer to loan up to fifty percent (50%) of project costs related to the construction of Waterset, including payment of real property taxes and assessments. The revolving funding commitment permits the Developer to borrow, repay and re-borrow funds. This amount, together with initial Developer equity and revenue received from the sale of lots to homebuilders, is projected to be sufficient to fund the improvements for Waterset. As of January 8, 2026, the Developer had borrowed $140.8 million under the Construction Loan Agreement and repaid $135.2 million, leaving an outstanding balance of $5.6 million, which the Developer expects to repay from lot sale proceeds.

The Development Lender's obligation to loan funds to the Developer is expressly conditioned upon the Development Lender's ability to borrow funds from its funding bank, presently The Bank of Tokyo-Mitsubishi UFJ, Ltd. ("BTMU"), pursuant to a loan agreement with BTMU (the "BTMU Loan Agreement"). The Development Lender's obligation to make loans to the Developer currently terminates on February 17, 2026, unless BTMU extends its commitment to the Development Lender. To date, the Development Lender's commitment to the Developer has been renewed on a rolling and routine basis shortly before the then-current expiration date, as to this and other NASH-Newland, LLC projects. The Developer is currently in the process of renewing the loan for an additional two (2) year term and has no reason to believe that an extension will not be provided in the ordinary course. Such extension is expected to be executed on or prior to February [__], 2026.

The Development Lender has represented to the Developer that the BTMU Loan Agreement (a) is a revolving loan facility under which the Development Lender may borrow funds, repay loans and re-borrow, provided the amount outstanding does not exceed the lending limit, and is on substantially similar terms as the Construction Loan Agreement, (b) was entered into for the sole purpose of providing funding to the Development Lender to provide funding for the development of Waterset, (c) is secured solely by a corporate guarantee of the Development Lender's parent company, Sekisui House, Ltd. (as previously defined, "Sekisui"), and (d) contains cross-default provisions in which defaults under other loans from BTMU to, or guaranteed by, the parent company could result in a default under the BTMU Loan Agreement. Sekisui is a publicly traded company on the Tokyo stock exchange and is described as the largest home builder in Japan. The Development Lender

has further represented that Sekisui has a banking relationship with BTMU that extends over fifty (50) years.

The Construction Loan Agreement is secured by, among other things, (a) a Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated as of December 30, 2011, and recorded in Official Records Book 20888, Page 216, of the Public Records of the County, as modified, against title to certain lands owned by the Developer, and (b) a Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated as of November 7, 2016, and recorded in Official Records Book 24509, Page 1645, of the Public Records of the County, as modified, against title to certain additional lands owned by the Developer within the District (collectively, the "NASH Mortgages"). Upon issuance of the Series 2026 Bonds, the Development Lender will enter into an agreement acknowledging the superiority of the lien of the Series 2026 Assessments to the NASH Mortgages and subordinating the assignment of development rights provided for in the NASH Mortgages. See "BONDOWNERS' RISKS – Existing Mortgages and Mortgagee Acknowledgments" herein.

Pursuant to the terms of the purchase contract between Land Reserve, Inc., a Utah corporation, formerly known as Suburban Land Reserve, Inc., a Utah corporation ("SLR"), as seller, and the Developer, as buyer, pursuant to which the Developer purchased the remaining land in the District, the Developer is obligated to pay SLR a contingent purchase price upon the sale of the lands in the District to third parties (the "Contingent Price Obligation"). As security for the Contingent Price Obligation, SLR holds that certain Mortgage dated December 15, 2006, and recorded on December 29, 2006 in Official Records Book 17285, Page 494, of the Public Records of the County, as modified (collectively, the "SLR Mortgage"). Upon issuance of the Series 2026 Bonds, SLR will enter into an agreement acknowledging the superiority of the lien of the Series 2026 Assessments to the SLR Mortgage and subordinating the assignment of development rights provided for in the SLR Mortgage. See "BONDOWNERS' RISKS – Existing Mortgages and Mortgagee Acknowledgments" herein.

As of January 8, 2026, the Developer estimates it had expended approximately $17 million in development related expenditures allocable to the Series 2026 Assessment Area. In addition to the proceeds of the Series 2026 Bonds, the Developer intends to utilize proceeds of the Construction Loan Agreement and equity contributions to fund the remaining development expenditures related to the Series 2026 Assessment Area. As discussed herein, development work in the Series 2026 Assessment Area is underway and is anticipated to be complete in the fourth quarter of 2026.

Entitlements/Permitting

The Series 2026 Assessment Area is located in the larger Waterset master-planned community and is therefore governed by various documents which set forth numerous development obligations that have been or will be required to be undertaken by the Developer. See "WATERSET – Entitlements/Zoning" herein.

As discussed in more detail herein, development work for all 575 planned lots in the Series 2026 Assessment Area is currently underway, with completion thereof anticipated in the fourth quarter of 2026. Upon issuance of the Series 2026 Bonds, the Consulting Engineer will certify that all permits for the development of the lands within the Series 2026

Assessment Area have either been obtained or are anticipated to be obtained in the ordinary course.

Environmental

The Developer commissioned a Phase 1 Environmental Site Assessment for the lands within the District from Land Assessment Services, Inc. (the "Phase 1 ESA") in May 2020 and updated in December 2020. The Phase 1 ESA discussed the historical row crop farming on the property and the potential for residual chemical impacts. An addendum to the Phase 1 ESA was issued in conjunction with the takedown of property including the Series 2026 Assessment Area in 2021, 2022 and again in 2024. The addendums revealed no evidence of environmentally recognized conditions in the Series 2026 Assessment Area.

Utilities

The County is providing water and wastewater services to the Series 2026 Assessment Area. Electric power is being provided by Tampa Electric Company. Telephone, internet and cable are being provided by Frontier and Spectrum. Natural gas is being provided by TECO Peoples Gas.

Land Use/Phasing Plan

As referenced herein, the Series 2026 Assessment Area comprises an area on which an estimated 575 of the planned 2,101 units in the District will be developed. As currently planned, the lands within the Series 2026 Assessment Area are anticipated to include 297 residential units in the conventional home neighborhood situated in Phases H-2 and I of the District and 278 residential units in the active adult neighborhood situated in Phase C-2 of the District. Such phases represent the final phases of development in the District. A summary of the unit mix and phasing for the Series 2026 Assessment Area is provided below, which is subject to change.

	Conventional Home		Active Adult	
Product Type	**Phase H-2**	**Phase I**	**Phase C-2**	**Total**
Villa 36'	--	--	44	44
Single-family 40'	16	60	--	76
Single-family 50'	68	64	103	235
Single-family 60'	7	30	131	168
Single-family 70'	24	28	--	52
Total	**115**	**182**	**278**	**575**

Development Status

As discussed herein, work in the Series 2026 Assessment Area is being undertaken in phases. Development activities in the Series 2026 Assessment Area commenced in April 2025. Development work for all phases in the Series 2026 Assessment Area is anticipated to be complete in the fourth quarter of 2026. The following table sets forth the anticipated construction schedule for infrastructure for each phase within the Series 2026 Assessment Area as provided by the Developer, which information is subject to change.

Phase	# of Units	Development Status	Projected Completion Date
C-2	278	Construction Underway	Q4 2026
H-2	115	Construction Underway	Q2 2026
I	182	Construction Underway	Q4 2026
Total	**575**		

In addition, development of Waterset Boulevard extending south from the main entry of the Waterset community at Big Bend Road to the District and extending just south of the roundabout at Covington Garden Drive to the start of Phases C-2 and H-2 is also complete, providing immediate access to Phases H-2 and C-2 of the Series 2026 Assessment Area. Work to complete Waterset Boulevard through Phase I of the Series 2026 Assessment Area is anticipated to be completed in conjunction with the development of such phase. Further, as discussed below under the sub-heading "– Builder Contracts," the first builder lot takedowns in the Series 2026 Assessment Area are anticipated to occur by the second quarter of 2026.

Builder Contracts

The Developer intends to continue to develop lots and sell them to builders. The Developer has previously entered into contracts for the sale of lots in the Series 2026 Assessment Area to each of, or affiliates of, Cardel Homes, David Weekley Homes, Homes by West Bay, Pulte Homes, Richmond American Homes, ICI Homes® and Toll Brothers (together, the "Builders," and, collectively, the purchase contract with each of the Builders, the "Builder Contracts"). To date, the Developer has entered into the Builder Contracts with the Builders for the purchase of 393 of the 575 lots planned within the Series 2026 Assessment Area, which includes 278 lots in Phase C-2 and 115 lots in Phase H-2.

The initial Builder Contracts have substantially similar provisions concerning the takedown of lots and purchase prices. The Builder Contracts provide for closing on each homesite to occur in a series of takedowns upon the Developer's substantial completion of all development-related work. With the exception of the age-restricted lots contracted to Toll Brothers, the Builders are obligated to complete the construction of homes no later than twelve (12) months after issuance of a building permit. Pursuant to its purchase contract, Toll Brothers is obligated to complete the construction of homes no later than twenty-four (24) months after issuance of a building permit and is further required to construct an amenity facility for its planned active adult neighborhood. The first lot takedown in the Series 2026 Assessment Area is anticipated to occur by the second quarter of 2026. Each closing thereafter is scheduled to occur quarterly, with final lot closings scheduled to occur by the fourth quarter of 2027. See "– Projected Absorption" below for a detail of the estimated lot closings by product type.

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Builder	Lot Type	Lots Under Contract	First Takedown	Final Takedown
Phase H-2, Conventional Home Neighborhood				
Cardel Homes				
	SF 50'	34	Q2 2026	Q1 2027
David Weekley Homes				
	SF 50'	34	Q2 2026	Q4 2026
Homes by West Bay				
	SF 60'	4	Q2 2026	Q2 2026
	SF 70'	12	Q2 2026	Q4 2026
Pulte Homes				
	SF 40'	7	Q3 2026	Q3 2026
	SF 60'	3	Q2 2026	Q2 2026
Richmond American Homes				
	SF 40'	9	Q3 2026	Q3 2026
ICI Homes®				
	SF 70'	12	Q2 2026	Q4 2026
Phase C-2, Active Adult Neighborhood				
Toll Brothers				
	Villa 36'	44	Q4 2026	Q4 2027
	SF 50'	103	Q4 2026	Q4 2027
	SF 60'	131	Q4 2026	Q4 2027
Total		**393**		

As detailed in the table below, the base lot purchase prices set forth within the Builder Contracts range from $88,000 to $182,000 for the single-family product types located in the conventional home neighborhood and $64,800 to $108,000 for the villa and single-family lots located in the active adult neighborhood. The base lot purchase price is subject to a purchase price escalation of 0.5% each month (which previously commenced) as to the builder lots in Phase H-2 of the conventional home neighborhood, and a purchase price escalation of 1.51% each quarter (which previously commenced) in the active-adult neighborhood. In addition to the base lot purchase prices, the Builders must also pay an additional purchase price at the time of each home closing equal to a percentage of the gross purchase price to the homebuyer less the base lot purchase price.

	Base Lot Pricing	
Product Type	**Conventional Lot**	**Active Adult Lot**
Villa 36'	--	$64,800
Single-family 40'	$88,000 – $104,000	--
Single-family 50'	$125,000 – $130,000	$90,000
Single-family 60'	$150,000 – $156,000	$108,000
Single-family 70'	$175,000 – $182,000	--

As indicated above, many of the Builders in the Series 2026 Assessment Area have been active builders in the Waterset community since its inception. Further, it is anticipated that the Builders in the Series 2026 Assessment Area as well as an expanded list of builders will contract on the lots in Phase I situated in the conventional home neighborhood of the District, with execution of such contracts anticipated by the first quarter of 2027.

Participating Builders

The following represents summary information and was obtained from the respective websites of the participating Builders that have entered into the Builder Contracts for the lots planned within the Series 2026 Assessment Area as of the date of this Limited Offering Memorandum. Such information has not been independently verified by the Developer or its counsel, the District or its counsel, the Underwriter or its counsel, or Bond Counsel, and no person makes any representation or warranty as to the accuracy or completeness of such information.

Cardel Homes has been building for nearly fifty (50) years and today has grown into an international builder with operations in Florida, Colorado, Alberta and Ontario. Cardel is headquartered in Calgary, Alberta. Cardel has built homes in several Tampa Bay area communities including Waterset North, Waterset South, Covington Park, Fishhawk Ranch, Highland Park and Oak Creek.

David Weekley Homes was founded in 1976 and is now the largest privately-held home builder in America. The company has sold more than 125,000 homes and expanded to nineteen (19) cities across the nation. As a result of the company's progressive management methodologies where people are the primary focus of the organization, the company has been named to FORTUNE'S "100 Best Companies to Work For®" list nineteen (19) times. David Weekley Homes was the first builder in the United States to be awarded the Triple Crown of American Home Building, an honor which includes "America's Best Builder," "National Housing Quality Award," and "National Builder of the Year."

Homes by West Bay was formed on October 1, 2009. According to its website, the company founder has been involved in homebuilding since 1980 and has been an active homebuilder in Tampa for more than a decade. Homes by West Bay has built homes in several Tampa Bay area communities, including Fishhawk Ranch, Starkey Ranch, Triple Creek, Waterleaf, Waterset North and Waterset South.

Pulte Homes is a Michigan limited liability company and, as of December 31, 2016, is the successor by conversion of Pulte Home Corporation and is wholly owned by PulteGroup, Inc., a Michigan corporation ("PulteGroup"). PulteGroup, based in Atlanta, Georgia, is one of America's largest homebuilding companies with operations in approximately forty-five (45) markets throughout the country. In total, the company has built over 800,000 homes. PulteGroup is a publicly-traded company on the New York Stock Exchange, listed under the symbol PHM.

Richmond American Homes has homebuilding operations in fifteen (15) states and has built more than 250,000 homes nationwide since 1977. Richmond American Homes is a wholly-owned subsidiary of Sekisui House U.S., Inc. (f/k/a M.D.C. Holdings, Inc.), a Delaware corporation, which is ultimately controlled by Sekisui.

ICI Homes® is a privately-held, Florida-based custom homebuilder founded in 1979 and headquartered in Daytona, Florida. Since its founding, the company has built over 16,000 homes across Florida and select southeastern markets.

Toll Brothers is a Fortune 500 company and is the nation's leading builder of luxury homes. The company began business over fifty (50) years ago in 1967 and became a public company in 1986. The company serves move-up, empty-nester, active adult, and second-home buyers and operates in twenty-four (24) states. Toll Brothers is a publicly-traded company on the New York Stock Exchange, listed under the symbol TOL.

Projected Absorption

The following table sets forth the anticipated lot absorption schedule for residential lot takedowns by builders of all 575 lots planned within the Series 2026 Assessment Area. As of January 8, 2026, the Builders had entered into contracts to purchase 393 of the 575 lots planned within the Series 2026 Assessment Area.

Product Type	2026	2027	2028	Total
Villa 36'	12	32	--	44
Single-family 40'	16	60	--	76
Single-family 50'	69	130	36	235
Single-family 60'	19	144	5	168
Single-family 70'	24	23	5	52
Total	**140**	**389**	**46**	**575**

The following table sets forth the anticipated pace of home closings with ultimate retail homebuyers in the Series 2026 Assessment Area. Actual home/lot closings with the ultimate retail homebuyer is dependent on the success of the Builders in the Series 2026 Assessment Area.

Product Type	2026	2027	2028	2029	2030	Total
Villa 36'	4	12	12	12	4	44
Single-family 40'	6	40	30	--	--	76
Single-family 50'	25	65	65	40	40	235
Single-family 60'	8	40	40	40	40	168
Single-family 70'	6	24	22	--	--	52
Total	**49**	**181**	**169**	**92**	**84**	**575**

Residential Product Offerings

The Series 2026 Assessment Area will serve as an extension of the existing Waterset community and will offer an array of homes to appeal to a wide range of buyer profiles. The Series 2026 Assessment Area is currently planned to feature six (6) builders that plan to offer single-family homes in the conventional home neighborhood and one (1) builder that plans to offer villa and single-family homes in the active adult neighborhood of the District. See "– Participating Builders" hereinabove. The information in the table below illustrates the current estimated base pricing and square footage for the residential units in the Series 2026 Assessment Area, which information is subject to change.

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Product Type	Estimated Square Footage	Estimated Base Pricing
Conventional Home Neighborhood		
Single-family 40'	1,570 – 2,586	$394,990 – $459,990
Single-family 50'	1,722 – 3,287	$409,990 – $589,990
Single-family 60'	2,535 – 4,272	$552,990 – $736,990
Single-family 70'	2,842 – 4,250	$729,990 – $915,900
Active Adult Neighborhood		
Villa 36'	1,601 – 1,802	$366,995 – $404,995
Single-family 50'	1,602 – 1,952	$405,995 – $434,995
Single-family 60'	2,257 – 2,595	$573,995 – $598,995

Home Construction/Sales Activity

Pursuant to the Builder Contracts, the Builders are each contractually required to construct a model home and speculative homes for each product segment offered in the District. For Phases H-2 and I of the Series 2026 Assessment Area, Builders will continue to utilize model homes previously constructed in Phase G of the conventional home neighborhood. Further, for Phase C-2, Builders will continue to utilize model homes previously constructed in Phase B of the active adult neighborhood and additional model homes are anticipated to be completed in Phase C-1 of the active adult neighborhood. Home sales have commenced and home closings are anticipated to commence by the second quarter of 2026.

Assessment Areas

The District is currently planned to be developed in multiple phases to ultimately provide infrastructure supporting the development of 2,101 residential units, including 1,549 townhome, cluster quad and single-family homes in a conventional home neighborhood and 552 villa and single-family homes in an active adult neighborhood.

The District previously issued its Series 2022 Bonds which are secured by the Series 2022 Assessments levied on lands constituting the Series 2022 Assessment Area. The initial phase of development occurred in the Series 2022 Assessment Area, which includes 598 single-family platted lots situated in Phases A, D-1, D-2 and G-1. Development work in the Series 2022 Assessment Area is complete and includes the full development of all 598 lots therein. As of January 8, 2026, builders had closed on 592 lots in the Series 2022 Assessment Area and had entered into approximately 547 home sales contracts with retail buyers, of which approximately 536 had closed.

The District also previously issued its Series 2024 Bonds which are secured by the Series 2024 Assessments levied on lands constituting the Series 2024 Assessment Area. The second phase of development occurred in the Series 2024 Assessment Area, which includes 485 single-family platted lots situated in Phases G-2 and B. Development work in the Series 2024 Assessment Area is complete and includes the full development of all 485 lots therein. As of January 8, 2026, builders had closed on 481 lots in the Series 2024 Assessment Area and had entered into approximately 191 home sales contracts with retail buyers, of which approximately 154 had closed.

The District also previously issued its Series 2025 Bonds which are secured by the Series 2025 Assessments levied on lands constituting the Series 2025 Assessment Area. The third phase of development occurred in the Series 2025 Assessment Area, which includes 443 residential units within Phases C-1, E and H-1. The Developer has platted 351 lots in Phases E and H-1 of the Series 2025 Assessment Area and anticipates platting of the remaining ninety-two (92) lots in Phase C-1 of the Series 2025 Assessment Area to occur in the first quarter of 2026. As of January 8, 2026, builders had closed on twenty-eight (28) lots in the Series 2025 Assessment Area and had entered into approximately one (1) home sales contract with retail buyers.

Further, as discussed further herein, development work has commenced in all phases of the Series 2026 Assessment Area, planned for 575 residential units within Phases C-2, H-2 and I. As previously described herein under the heading "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2026 PROJECT," the Series 2026 Bonds are being issued to fund a portion of the Series 2026 Project benefiting the Series 2026 Assessment Area in the approximate amount of $8.4 million*. The Series 2026 Assessments levied in connection with the Series 2026 Bonds are levied on the lands in the Series 2026 Assessment Area.

Recreational Facilities

Waterset is designed to reflect an active, family-friendly lifestyle. Construction of certain of the recreational options for Waterset are complete, including the Landing Club and Café, the Waterset Club, the Lakeside and the Waterline Station as well as twelve (12) miles of trails and ten (10) parks and playgrounds built around a backdrop of lakes and ponds. The Landing Club, located just past the main entrance of Waterset, serves as a welcome center for the community and features 6,800 square feet of indoor space and 5,400 square feet of covered outdoor space, fitness room, multipurpose room for resident events, swimming pool, outdoor screened game room and dock. Further, the Waterset Club, located further in the community at the intersection at Waterset Boulevard and Apollo Beach Boulevard (Paseo Al Mar Boulevard), features an approximately 5,000 square-foot clubhouse, resort-style swimming pool with two slides, a lap pool, fitness room, game room, tennis courts, pickleball courts, a basketball court, a volleyball court and gathering space. The Lakeside is a community park offering residents additional access to dog parks, a splash pad, trails, open space and a playground. Further, the Waterline Station features resort-style amenities including a pool, playground and open play area.

Waterset community's newest amenity, known as the Founder's Club, includes an additional clubhouse featuring a pool, pickle ball courts, fitness center, gathering room and playground in the conventional home neighborhood planned within the District. The Developer has also completed the construction of additional neighborhood parks, pathways and a trail system in the District. The recreational facilities will be owned and operated by the District.

In addition to the recreational facilities offered in the conventional home neighborhood within the District, Toll Brothers, pursuant to its purchase contract, is obligated to construct additional amenities in the active adult neighborhood designed to

* Preliminary, subject to change.

appeal to the 55+ active adult residents. The Cove Amenity Center is complete and includes a clubhouse, a pool, fitness center and meeting/activity space.

Finally, the Developer conveyed approximately eighty (80) acres located just outside of the District to the County for development of a regional sports complex. The first phase of the SouthShore Sportplex has been constructed and includes a youth-focused park with baseball and soccer fields, concession stands and walking trails.

Schools

Based upon current school districting, school children residing in the Series 2026 Assessment Area will attend Doby Elementary School, Eisenhower Middle School and East Bay High School, each located approximately one (1) mile from the District. The elementary, middle and high school received "A," "C," and "B" ratings, respectively, from the Florida Department of Education for 2025. In addition, pursuant to the Waterset DO, the Developer conveyed land to the County for the construction of the Dorothy C. York Pre-K-8 magnet school which opened in August 2022 and received an "A," rating from the Florida Department of Education for 2025. Future capacity limitations or redistricting could result in a change to which schools children residing in Waterset would attend.

In addition, children residing in the District may attend Waterset Charter School (K through 8), a tuition-free public charter school, and Kids R Kids Learning Academy of Waterset (educational programs for children ages 6 weeks to 12 years old). The Waterset Montessori School is located just past the main entrance of Waterset, adjacent to the Landing Club. In addition, pursuant to the Waterset DO, an additional school site located just outside the District at the southwest corner of Covington Garden Drive and west of 30th Street has been conveyed to the School Board.

Marketing

The Developer employs a comprehensive marketing, vision and branding program for Waterset. Current components of the marketing program include online, social media, print media, television, radio, billboard and other signage, and other forms of marketing and promotion. A preview of Waterset and the branding material can also be seen online at www.watersetfl.com. Each builder within Waterset is charged a marketing fee which funds are utilized as a contribution towards the Developer's marketing efforts for Waterset.

In addition, the Developer has completed the construction of a welcome center and activity hub located in Phase G. Further, the Builders are also anticipated to undertake their own marketing efforts to market homes in the Series 2026 Assessment Area.

Fees and Assessments

Each property owner in the Series 2026 Assessment Area will pay annual taxes, assessments, and fees on an ongoing basis as a result of their ownership of property within the Series 2026 Assessment Area, including ad valorem property taxes, homeowner's association ("HOA") fees, the Series 2026 Assessments levied in connection with the Series 2026 Bonds issued by the District, and administrative, operation and maintenance assessments ("O&M Assessments") levied by the District as described in more detail below.

Property Taxes. The current millage rate for the area of the County where the District is located is 18.2515. Assuming a $600,000 taxable value, the annual property tax would be approximately $10,951.

Homeowner's Association Fees. All homeowners will be subject to annual HOA fees for architectural review, landscape maintenance, deed restriction enforcement and maintenance of any HOA-owned facilities. The current annual master HOA fee is $151. In addition, a separate HOA has been established for the active adult neighborhood. Monthly HOA fees for the active adult single-family and villa homes are expected to total $369 and $463, respectively.

District Special Assessments. All property owners residing in the Series 2026 Assessment Area will be subject to the Series 2026 Assessments levied in connection with the Series 2026 Bonds. In addition, all property owners in the Series 2026 Assessment Area will be subject to annual O&M Assessments levied by the District which are derived from the District's annual budget and are subject to change each year. The table below illustrates the aforementioned estimated annual assessments that will be levied by the District for each of the respective product types.

Product Type	Est. Series 2026 Bonds Gross Annual Debt Service Per Unit*†	Est. O&M Assessment Per Unit at Buildout†
Conventional Home Neighborhood		
Single-family 40'	$1,200	$1,170
Single-family 50'	1,500	1,463
Single-family 60'	1,800	1,755
Single-family 70'	2,100	2,048
Active Adult Neighborhood		
Villa 36'	$ 612	$ 913
Single-family 50'	850	1,269
Single-family 60'	1,020	1,523

* *Preliminary, subject to change.*
† *Includes gross-up of 4% for early payment and 2% for collection fees imposed by the County.*

Competition

The Developer expects that competition for the Series 2026 Assessment Area will primarily come from communities within its sub-market which include Triple Creek, Southshore Bay, MiraBay and Berry Bay, all of which include one or more community development districts.

This section does not purport to summarize all of the existing or planned communities in the area of Waterset, but rather to provide a description of those that the Developer feels pose primary competition to the homes to be constructed in the Series 2026 Assessment Area.

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THE DEVELOPER

NNP-Southbend II, LLC, a Delaware limited liability company (as previously defined, the "Developer"), was formed on April 26, 2004, and is wholly owned by NASH-Newland Segregated, LLC ("Segregated"). Segregated is wholly-owned by NASH-Newland, LLC, which is owned as follows:

- NASH Vingt-huit, LLC, which owns a ninety-five percent (95%) interest, is wholly-owned by North America Sekisui House, LLC ("NASH").

- Newland Land Ventures, LLC ("NLV"), which owns a five percent (5%) interest, is wholly-owned by American Newland Communities LLC, formerly American Newland Communities, LP ("ANC").

In December 2011, NASH and NLV, through their affiliates, formed a new joint venture and acquired the largest operating portfolio of residential master-planned communities in the United States. The joint venture purchased the interests of the California Public Employees' Retirement System ("CalPERS") and ANC, in twenty-eight (28) master-planned communities, located in fifteen (15) markets in eleven (11) states. CalPERS and ANC have previously acquired, through a series of acquisitions and joint venture relationships, the assets of Genstar Land Company and Terrabrook, the land development subsidiary of Westbrook Partners, LLC.

NASH is the U.S. business operations unit and a full subsidiary of Sekisui House, Ltd. (as previously defined, "Sekisui"), Japan's largest homebuilder and a leading diversified developer since 1960. NASH establishes joint ventures to build innovative and sustainability-conscious master-planned communities. NASH is headquartered in Arlington, Virginia, and Sekisui is headquartered in Osaka, Japan, with affiliates and subsidiaries around the globe. NASH's website can be accessed at www.nashcommunities.com. Sekisui is a publicly-traded company on the Tokyo stock exchange. Sekisui's website can be accessed at www.sekisuihouse.co.jp/english.

In June 2021, Brookfield Residential Properties, Inc. (as previously defined, "BRPI") entered into separate interest purchase agreements with the partners that owned American Newland Communities, LP (as previously defined, "ANC"), the owner of NLV. The partners sold their respective limited and general partner interests in ANC to BRPI.

Brookfield Communities US, LLC and Brookfield Communities US GP, LLC are subsidiaries of BRPI, a leading land developer and homebuilder in North America. BRPI entitles and develops land to create master-planned communities, builds and sells lots to third-party builders and conducts homebuilding operations. BRPI also participates in select strategic real estate opportunities, including infill projects, mixed-use developments and joint ventures. They are the flagship North American residential property company of Brookfield Asset Management, a leading global alternative asset manager. The 2021 acquisition of ANC positioned BRPI for growth by significantly widening the company's geographical footprint in key growth cities to complement its existing platform of master-planned communities, further strengthening BRPI's position as a leading land development company in North America. BRPI's website can be accessed at www.brookfieldresidential.com.

The Developer has entered into a project management agreement with Brookfield Newland Development, LLC, a Delaware limited liability company, a wholly owned subsidiary of Brookfield Residential Land Services, LLC ("BRLS"), to manage the development of the property within the District.

BRLS develops and operates real estate investments on behalf of Brookfield Asset Management, one of the largest alternative asset managers in the world. From office to retail, logistics to multifamily, and hospitality to development, BRLS works across sectors to bring high-quality, sustainable real estate to life around the globe every day. BRLS (or its affiliates) currently has over 800 managed properties, 375 million square feet managed globally and 50 million square feet under active development.

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds secured by special assessments issued by a public authority or governmental body in the State. Certain of these risks are described in the section above entitled "ENFORCEMENT OF ASSESSMENT COLLECTIONS." However, certain additional risks are associated with the Series 2026 Bonds offered hereby. This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum including all appendices hereto in its entirety to identify investment considerations relating to the Series 2026 Bonds.

Limited Pledge

The principal security for the payment of Debt Service on the Series 2026 Bonds is the timely collection of the Series 2026 Assessments. The Series 2026 Assessments do not constitute a personal indebtedness of the owners of the land subject thereto but are secured by a lien on such land. There is no assurance that the Developer or any subsequent landowner will be able to pay the Series 2026 Assessments or that they will pay such Series 2026 Assessments even though financially able to do so. Neither the Developer nor any subsequent landowner is a guarantor of payment of any Series 2026 Assessment and the recourse for the failure of the Developer or any subsequent landowner to pay the Series 2026 Assessments is limited to the collection proceedings against the land. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein. The District has not granted, and may not grant under State law, a mortgage or security interest in the Series 2026 Project. Furthermore, the District has not pledged the revenues, if any, from the operation of the Series 2026 Project as security for, or a source of payment of, the Series 2026 Bonds. The Series 2026 Bonds are payable from, and secured solely by, the Series 2026 Trust Estate, including the Series 2026 Assessments. The failure of the Developer or any subsequent landowner to pay the required Series 2026 Assessment on its property will not result in an increase in the amount of Series 2026 Assessments other landowners are or would be required to pay.

Concentration of Land Ownership and Bankruptcy Risks

Until further development takes place in the Series 2026 Assessment Area and assessable properties are sold to end users, payment of the Series 2026 Assessments is substantially dependent upon their timely payment by the Developer. In the event of the institution of bankruptcy or similar proceedings with respect to the Developer or any other

subsequent significant owner of property subject to the Series 2026 Assessments, delays and impairment could occur in the payment of Debt Service on the Series 2026 Bonds as such bankruptcy could negatively impact the ability of (a) the Developer or any other landowner being able to pay the Series 2026 Assessments, (b) the County to sell tax certificates in relation to such property with respect to the Series 2026 Assessments being collected pursuant to the Uniform Method, and (c) the District's ability to enforce collection with respect to the Series 2026 Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of the Series 2026 Bonds, the Trustee and the District upon an Event of Default under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including during a bankruptcy of the Developer or any other landowner, the remedies specified by federal, State and local law and in the Indenture and the Series 2026 Bonds, including, without limitation, enforcement of the obligation to pay Series 2026 Assessments and the ability of the District to foreclose the lien of the Series 2026 Assessments, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce available remedies respecting the Series 2026 Bonds could have a material adverse impact on the interest of the Owners thereof.

Delay and Discretion Regarding Remedies

Beyond legal delays that could result from bankruptcy, the ability of the County to sell tax certificates in regard to delinquent Series 2026 Assessments collected pursuant to the Uniform Method will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates and which may be subject to sale at the demand of the certificate holder after two (2) years. Similarly, the ability of the District to enforce collection of delinquent Series 2026 Assessments collected directly by the District will be dependent upon various factors, including the delay inherent in any judicial proceeding to enforce the lien of the Series 2026 Assessments and the value of the land which is the subject of such proceedings and which may be subject to sale. If the District should commence a foreclosure action against a landowner for nonpayment of Series 2026 Assessments which are not being collected pursuant to the Uniform Method and that are delinquent, such landowners may raise affirmative defenses to such foreclosure action, which although such affirmative defenses would likely be proven to be without merit, could result in delays in completing the foreclosure action.

Limitation on Funds Available to Exercise Remedies

In the event of a default by a landowner in payment of Series 2026 Assessments that are not collected pursuant to the Uniform Method, the District is required under the Indenture to fund the costs of foreclosure of such delinquent Series 2026 Assessments. It is possible that the District will not have sufficient funds and will be compelled to request the Owners of the Series 2026 Bonds to allow funds on deposit under the Indenture to be used to pay such costs. Under the Internal Revenue Code of 1986, as amended (the "Code"), there are

limitations on the amount of Series 2026 Bond proceeds that can be used for such purpose. As a result, there may be insufficient funds for the exercise of remedies.

Determination of Land Value upon Default

The assessment of the benefits to be received by the benefited land within the Series 2026 Assessment Area as a result of implementation and development of the Series 2026 Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. In other words, the value of the land could potentially be ultimately less than the debt secured by the Series 2026 Assessments associated with it. To the extent that the realizable or market value of the land benefited by the Series 2026 Project is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land, or the District to realize sufficient value from a foreclosure action, may be adversely affected. Such adverse effect could render the District unable to collect delinquent Series 2026 Assessments, if any, and provided such delinquencies are significant, could negatively impact the ability of the District to make the full or punctual payment of Debt Service on the Series 2026 Bonds.

Landowner Challenge of Assessed Valuation

Under State law, a landowner may contest the assessed valuation determined for its property that forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a tax certificate under the Uniform Method will be suspended. If the Series 2026 Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to such Series 2026 Assessment, even though the landowner is not contesting the amount of the Series 2026 Assessment. However, Section 194.014, Florida Statutes, requires taxpayers challenging the assessed value of their property to pay all non-ad valorem assessments and at least seventy-five percent (75%) of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification, or a determination that their improvements were substantially complete, must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. If a taxpayer fails to pay property taxes as set forth above, the Value Adjustment Board considering the taxpayer's challenge is required to deny such petition by written decision by April 20 of such year.

Failure to Comply with Assessment Proceedings

The District is required to comply with statutory procedures in levying the Series 2026 Assessments. Failure of the District to follow these procedures could result in the Series 2026 Assessments not being levied or potential future challenges to such levy.

Other Taxes and Assessments

The willingness and/or ability of a landowner within the District to pay the Series 2026 Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District, such as the County, the School Board and other special districts could, without the consent of the owners of the land within the District, impose additional taxes or assessments on the property within

the District. County, municipal, school and special district taxes and assessments, including the Series 2026 Assessments, and any additional voter-approved ad valorem taxes, are payable at the same time when collected pursuant to the Uniform Method, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment, such taxpayer cannot designate specific line items on the tax bill as deemed paid in full. Therefore, any failure by a landowner to pay any one line item, whether or not it is the Series 2026 Assessment, would result in such landowner's Series 2026 Assessment to not be fully collected, which could have a significant adverse impact on the District's ability to make full or punctual payment of Debt Service on the Series 2026 Bonds.

As referenced herein, the Series 2026 Assessments are levied on lands within the District that are also subject to O&M Assessments and HOA fees. See "THE SERIES 2026 ASSESSMENT AREA – Fees and Assessments" herein.

Limited Secondary Market

The Series 2026 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2026 Bonds in the event an Owner thereof determines to solicit purchasers of the Series 2026 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2026 Bonds may be sold. Such price may be lower than that paid by the current Owners of the Series 2026 Bonds, depending on the progress of the Series 2026 Assessment Area, existing market conditions and other factors.

Inadequacy of Series 2026 Reserve Account

Some of the risk factors described herein, if materialized, could result in a delay in the collection of the Series 2026 Assessments or a failure to collect the Series 2026 Assessments, but may not affect the timely payment of Debt Service on the Series 2026 Bonds because of the Series 2026 Reserve Account established by the District for the Series 2026 Bonds. However, the ability of the District to fund deficiencies caused by delinquent or delayed Series 2026 Assessments is dependent upon the amount, duration and frequency of such deficiencies or delays. If the District has difficulty in collecting the Series 2026 Assessments, the Series 2026 Reserve Account could be rapidly depleted and the ability of the District to pay Debt Service on the Series 2026 Bonds could be materially adversely affected. Owners should note that although the Indenture contains the Series 2026 Reserve Account Requirement for the Series 2026 Reserve Account, and a corresponding obligation on the part of the District to replenish the Series 2026 Reserve Account to the Series 2026 Reserve Account Requirement, the District does not have a designated revenue source for replenishing the Series 2026 Reserve Account. Moreover, the District may not be permitted to re-assess real property then burdened by the Series 2026 Assessments in order to provide for the replenishment of the Series 2026 Reserve Account. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – No Parity Bonds; Limitation on Parity Assessments" herein.

Moneys on deposit in the Series 2026 Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys available in the Series 2026 Reserve Account to make up deficiencies or delays in collection of Series 2026 Assessments.

Regulatory and Environmental Risks

The Series 2026 Assessment Area is subject to comprehensive federal, State and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the Series 2026 Assessment Area. See "WATERSET – Entitlements/ Zoning" and "THE SERIES 2026 ASSESSMENT AREA – Entitlements/Permitting" herein.

The value of the land within the District, the ability to complete the Series 2026 Project or develop the Series 2026 Assessment Area, and the likelihood of timely payment of Debt Service on the Series 2026 Bonds could be affected by environmental factors with respect to the lands in the District, such as contamination by hazardous materials. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future whether originating within the District or from surrounding property, and what effect such may have on the development of the lands within the District. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District. See "THE SERIES 2026 ASSESSMENT AREA – Environmental" herein.

Economic Conditions

The development of the Series 2026 Assessment Area may be affected by changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the Developer or the District. Although the Series 2026 Assessment Area is anticipated to be developed as described herein, there can be no assurance that such development will occur or be realized in the manner or schedule currently anticipated.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurance can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of Debt Service on the Series 2026 Bonds.

Infectious Viruses and/or Diseases

The COVID-19 pandemic severely impacted global financial markets, unemployment levels and commerce generally. It is possible that, in the future, the spread of epidemic or pandemic diseases and/or government health and public safety restrictions imposed in response thereto could adversely impact the District, the Developer, the timely and successful completion of the Series 2026 Assessment Area, and the construction and sale to purchasers of residential units therein. Such impacts could include delays in obtaining development approvals, construction delays, supply chain delays, or increased costs.

Damage to District from Natural Disasters

The value of the lands subject to the Series 2026 Assessments could be adversely affected by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the lands within the District unable to support the construction of the Series 2026 Project or the CIP. The occurrence of any such events could materially adversely affect the District's ability to collect Series 2026 Assessments and pay Debt Service on the Series 2026 Bonds. The Series 2026 Bonds are not insured and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Change in Development Plans

The Developer has the right to modify or change plans for development of certain property within the District, from time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with, and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Completion of Series 2026 Project

The Series 2026 Bond proceeds will not be sufficient to finance the completion of the Series 2026 Project. The portions of the Series 2026 Project not funded with proceeds of the Series 2026 Bonds are expected to be funded with contributions from the Developer. There is no assurance that the Developer will be able to pay for the cost of any of these improvements. Upon issuance of the Series 2026 Bonds, the Developer will enter into the Completion Agreement with respect to any portions of the Series 2026 Project not funded with the proceeds of the Series 2026 Bonds. Such obligation of the Developer is an unsecured obligation. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – Completion Agreement" and "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2026 PROJECT" herein.

Undeveloped or partially developed land is inherently less valuable than developed land and provides less security to the Owners of the Series 2026 Bonds should it be necessary to institute proceedings due to the nonpayment of the Series 2026 Assessments. Failure to complete or substantial delays in the completion of the Series 2026 Project due to litigation or other causes may reduce the value of the lands in the District and increase the length of

time during which Series 2026 Assessments will be payable from undeveloped property and may affect the willingness and ability of the landowners to pay the Series 2026 Assessments when due and likewise the ability of the District to make full or punctual payment of Debt Service on the Series 2026 Bonds.

District May Not be Able to Obtain Permits

In connection with a foreclosure of lien of assessments prior to completion of a development, the Circuit Court in and for Lake County, Florida concluded that a community development district had no right, title or interest in any permits and approvals owned by the owner of the parcels so foreclosed. As discussed herein, the District and the Developer will enter into the Collateral Assignment upon issuance of the Series 2026 Bonds in which the Developer collaterally assigns to the District certain of its Development and Contract Rights relating to the Series 2026 Project. Notwithstanding the foregoing, in the event that the District forecloses on the property subject to the lien of the Series 2026 Assessments to enforce payment thereof, the District may not have the right, title or interest in the permits and approvals owned by the Developer and failure to obtain any such permits or approvals in a timely manner could delay or adversely affect the completion of the Series 2026 Assessment Area. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – Agreement for Assignment of Development Rights" herein.

Interest Rate Risk; No Rate Adjustment for Taxability

The interest rates borne by the Series 2026 Bonds are, in general, higher than interest rates borne by other bonds of political subdivisions that do not involve the same degree of risk as investment in the Series 2026 Bonds. These higher interest rates are intended to compensate investors in the Series 2026 Bonds for the risk inherent in the purchase of the Series 2026 Bonds. However, such higher interest rates, in and of themselves, increase the amount of Series 2026 Assessments that the District must levy in order to provide for payment of Debt Service on the Series 2026 Bonds and, in turn, may increase the burden of landowners within the District, thereby possibly increasing the likelihood of non-payment or delinquency in payment of such Series 2026 Assessments.

The Indenture does not contain an adjustment of the interest rates on the Series 2026 Bonds in the event of a determination of taxability of the interest thereon. Such a change could occur as a result of the District's failure to comply with tax covenants contained in the Indenture or the tax certificate executed by the District upon issuance of the Series 2026 Bonds or due to a change in the United States income tax laws. Should interest on the Series 2026 Bonds become includable in gross income for federal income tax purposes, Owners of the Series 2026 Bonds will be required to pay income taxes on the interest received on such Series 2026 Bonds and related penalties. Because the interest rates on such Series 2026 Bonds will not be adequate to compensate Owners of the Series 2026 Bonds for the income taxes due on such interest, the value of the Series 2026 Bonds may decline. Prospective purchasers of the Series 2026 Bonds should evaluate whether they can own the Series 2026 Bonds in the event that the interest on the Series 2026 Bonds becomes taxable and/or the District is ever determined to not be a political subdivision for purposes of the Code and/or Securities Act.

IRS Examination and Audit Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this paragraph, the "Audited Bonds") issued by Village Center Community Development District ("Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local governmental body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements was closed without change to the tax-exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to Village Center CDD.

On February 23, 2016, the IRS issued a notice of proposed rulemaking containing proposed regulations (the "Proposed Regulations") that provided guidance as to the definition of a political subdivision for purposes of the rules for tax-exempt bonds. However, on July 24, 2017, in response to Executive Order 13789 issued by President Trump, the Secretary of the Treasury (the "Secretary") identified the Proposed Regulations among a list of eight regulations that (a) impose an undue financial burden on U.S. taxpayers, (b) add undue complexity to the federal tax laws, or (c) exceed the statutory authority of the IRS. On October 2, 2017, in his Second Report to the President on Identifying and Reducing Tax Regulatory Burdens, the Secretary reported that the Treasury Department and the IRS believed that the Proposed Regulations should be withdrawn in their entirety, and the Treasury Department and the IRS withdrew the Proposed Regulations on October 20, 2017. The Secretary further provided that the Treasury Department and the IRS would continue to study the legal issues relating to political subdivisions and may propose more targeted guidance in the future. Because the Proposed Regulations have been withdrawn, it is not

possible to determine the extent to which all or a portion of the discussion herein regarding the Village Center CDD and the TAMs may continue to be applicable in the absence of further guidance from the IRS.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax-exempt status but has advised such districts that such districts must have public electors within five (5) years of the issuance of tax-exempt bonds or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six (6) years or when there are 250 qualified electors in the District. The District, unlike Village Center CDD, was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, all members of the Board were elected by the landowners within the District and none were elected by qualified electors. Although it is impossible to predict whether the IRS will select the Series 2026 Bonds for audit, the District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law.

Owners of the Series 2026 Bonds are advised that, if the IRS does audit the Series 2026 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the Series 2026 Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Series 2026 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds would adversely affect the availability of any secondary market for the Series 2026 Bonds. Should interest on the Series 2026 Bonds become includable in gross income for federal income tax purposes, not only will Owners of Series 2026 Bonds be required to pay income taxes on the interest received on such Series 2026 Bonds and related penalties, but because the interest rates on such Series 2026 Bonds will not be adequate to compensate Owners of the Series 2026 Bonds for the income taxes due on such interest, the value of the Series 2026 Bonds may decline. See also "TAX MATTERS" herein.

Legislative Proposals and State Tax Reform

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series 2026 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2026 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2026 Bonds. For example, in connection with federal deficit reduction, job creation and tax law reform efforts, proposals have been made and others are likely to be made that could

significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2026 Bonds. There can be no assurance that any such legislation or proposal will be enacted and, if enacted, what form it may take. The introduction or enactment of any such legislative proposals may affect, perhaps significantly, the market price for or marketability of the Series 2026 Bonds.

It is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming State legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the Series 2026 Bonds. It should be noted that Section 190.016(14) of the Act provides in pertinent part that "the state pledges to the holders of any bonds issued under the Act that it will not limit or alter the rights of the district to levy and collect the assessments and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders." See "AGREEMENT BY THE STATE" herein.

Loss of Exemption from Securities Registration

Since the Series 2026 Bonds have not been, and will not be, registered under the Securities Act or any state securities laws, pursuant to the exemption for political subdivisions, and regardless of any potential IRS determination that the District is not a political subdivision for purposes of the Code, it is possible that federal or state regulatory authorities could independently determine that the District is not a political subdivision for purposes of federal and state securities laws. Accordingly, the District and purchasers of the Series 2026 Bonds may not be able to rely on the exemption from registration relating to securities issued by political subdivisions. In that event, Owners of the Series 2026 Bonds would need to ensure that subsequent transfers of the Series 2026 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

Prepayment and Redemption Risk

The Series 2026 Bonds are subject to extraordinary mandatory redemption as a result of Prepayments of the Series 2026 Assessments by the Developer or subsequent owners of property within the District. Any such redemptions of the Series 2026 Bonds would be at the principal amount of such Series 2026 Bonds being redeemed plus accrued interest to the date of redemption. In such event, Owners of the Series 2026 Bonds may not realize their anticipated rate of return on the Series 2026 Bonds and Owners of any Premium Bonds (hereinafter defined) may receive less than the price they paid for the Series 2026 Bonds. See "DESCRIPTION OF THE SERIES 2026 BONDS – Redemption Provisions" herein.

Performance of District Professionals

The District has represented to the Underwriter that it has selected its District Manager, Bond Counsel, District Counsel, Consulting Engineer, Assessment Consultant, Trustee and other professionals with the appropriate due diligence and care. While the foregoing professionals have each represented that they have the respective requisite

experience to accurately and timely perform the duties assigned to them in such roles, the District does not guarantee the performance of such professionals.

Existing Mortgages and Mortgagee Acknowledgements

As further described under the heading "THE SERIES 2026 ASSESSMENT AREA – Land Acquisition and Development Financing," there are (a) existing mortgages (as previously defined, the "NASH Mortgages") that burden the lands in the District owned by the Developer in favor of NASH Financing, LLC (as previously defined, the "Development Lender"), and (b) an existing mortgage (as previously defined, the "SLR Mortgage" and collectively with the NASH Mortgages, the "Mortgages") that burdens the lands in the District owned by the Developer in favor of Land Reserve, Inc., formerly known as Suburban Land Reserve, Inc. (as previously defined, "SLR" and together with the Development Lender, the "Lenders"). Although the Series 2026 Assessments are considered to be superior to the lien of a conventional mortgage by operation of law, it is not unusual for mortgagees to raise defenses during a foreclosure action to protect their security interests, and similarly situated mortgagees have, in fact, raised defenses in the past in the context of a community development district foreclosing on a delinquent assessment lien (the "Mortgagee Defenses"). Such Mortgagee Defenses could affect the timing and/or outcome of an action by the District to foreclose on delinquent Series 2026 Assessments. In addition, the Lenders may have certain intangible rights assigned to them under the terms of the Construction Loan Agreement or Contingent Price Obligation, as applicable, which are superior to such intangible rights that might otherwise be assigned to the District under the terms of the Collateral Assignment. Upon issuance of the Series 2026 Bonds, the Lenders will each enter into a Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests pursuant to which the Lenders will each acknowledge that the lien of the Series 2026 Assessments is superior to the lien of their respective Mortgages.

No Rating or Credit Enhancement

No application for a rating or credit enhancement for the Series 2026 Bonds has been made, nor is there any reason to believe that the District would have been successful in obtaining either for the Series 2026 Bonds had application been made.

Mortgage Default and FDIC

In the event a bank forecloses on property in the District because of a default on a mortgage with respect thereto and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Series 2026 Assessments. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action on such property for failure to pay Series 2026 Assessments.

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ESTIMATED SOURCES AND USES OF BOND PROCEEDS

Sources of Funds	
Par Amount of Series 2026 Bonds	
Less/Plus Original Issue Discount/Premium	
Total Sources	
Uses of Funds	
Deposit to Series 2026 Acquisition and Construction Account	
Deposit to Series 2026 Reserve Account	
Deposit to Series 2026 Costs of Issuance Account[(1)]	
Deposit to Series 2026 Capitalized Interest Account[(2)]	
Underwriter's Discount	
Total Uses	

(1) Costs of issuance include, without limitation, legal fees and other costs associated with the issuance of the Series 2026 Bonds.
(2) Represents Capitalized Interest on the Series 2026 Bonds through and including November 1, 2026.

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DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled Debt Service on the Series 2026 Bonds:

Period Ending November 1st	Principal	Interest	Total Debt Service
Total			

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TAX MATTERS

General

The Code establishes certain requirements which must be met subsequent to the issuance of the Series 2026 Bonds in order that interest on the Series 2026 Bonds be and remain excluded from gross income for purposes of federal income taxation. Non-compliance may cause interest on the Series 2026 Bonds to be included in federal gross income retroactive to the date of issuance of the Series 2026 Bonds, regardless of the date on which such non-compliance occurs or is ascertained. These requirements include, but are not limited to, provisions which prescribe yield and other limits within which the proceeds of the Series 2026 Bonds and the other amounts are to be invested and require that certain investment earnings on the foregoing must be rebated on a periodic basis to the Treasury Department of the United States. The District has covenanted in the Indenture with respect to the Series 2026 Bonds to comply with such requirements in order to maintain the exclusion from federal gross income of the interest on the Series 2026 Bonds.

In the opinion of Bond Counsel, assuming compliance with certain covenants, under existing laws, regulations, judicial decisions and rulings, interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Code and is not an item of tax preference for purposes of the federal alternative minimum tax; however, interest on the Series 2026 Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations.

Except as described above, Bond Counsel will express no opinion regarding other federal income tax consequences resulting from the ownership of, receipt or accrual of interest on, or disposition of Series 2026 Bonds. Prospective purchasers of Series 2026 Bonds should be aware that the ownership of Series 2026 Bonds may result in collateral federal income tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry Series 2026 Bonds; (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by fifteen percent (15%) of certain items, including interest on Series 2026 Bonds; (iii) the inclusion of interest on Series 2026 Bonds in earnings of certain foreign corporations doing business in the United States for purposes of the branch profits tax; (iv) the inclusion of interest on Series 2026 Bonds in passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year; and (v) the inclusion of interest on Series 2026 Bonds in "modified adjusted gross income" by recipients of certain Social Security and Railroad Retirement benefits for the purposes of determining whether such benefits are included in gross income for federal income tax purposes.

As to questions of fact material to the opinion of Bond Counsel, Bond Counsel will rely upon representations and covenants made on behalf of the District, certificates of appropriate officers and certificates of public officials (including certifications as to the use of proceeds of the Series 2026 Bonds and of the property financed or refinanced thereby), without undertaking to verify the same by independent investigation.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE SERIES 2026 BONDS AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL AND CORPORATE BONDOWNERS, INCLUDING, BUT NOT LIMITED TO, THE

CONSEQUENCES DESCRIBED ABOVE. PROSPECTIVE BONDOWNERS SHOULD CONSULT WITH THEIR TAX SPECIALISTS FOR INFORMATION IN THAT REGARD.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Series 2026 Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2026 Bonds, under certain circumstances, to "backup withholding" at the rate specified in the Code with respect to payments on the Series 2026 Bonds and proceeds from the sale of Series 2026 Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2026 Bonds. This withholding generally applies if the owner of Series 2026 Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2026 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

Other Tax Matters

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series 2026 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2026 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2026 Bonds.

Prospective purchasers of the Series 2026 Bonds should consult their own tax advisors as to the tax consequences of owning the Series 2026 Bonds in their particular state or local jurisdiction and regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

On February 22, 2016, the Internal Revenue Service (the "IRS") issued a notice of proposed rulemaking containing proposed regulations (the "Proposed Regulations") that provide guidance as to the definition of a political subdivision for purposes of the rules for tax-exempt bonds. If adopted, the Proposed Regulations would have affected certain State and local governments that issue tax-exempt bonds, including community development districts such as the District. However, on July 24, 2017, in response to Executive Order 13789 issued by President Trump (the "Executive Order"), the Secretary of the Treasury (the "Secretary") identified the Proposed Regulations among a list of eight regulations that (i)

impose an undue financial burden on U.S. taxpayers, (ii) add undue complexity to the federal tax laws, or (iii) exceed the statutory authority of the IRS. On October 2, 2017, in his Second Report to the President on Identifying and Reducing Tax Regulatory Burdens, the Secretary reported that Treasury and the IRS believe that the Proposed Regulations should be withdrawn in their entirety, and the Treasury Department and the IRS withdrew the Proposed Regulations on October 20, 2017. The Secretary further provided that Treasury and the IRS will continue to study the legal issues relating to political subdivisions and may propose more targeted guidance in the future.

Because the Proposed Regulations have been withdrawn, it is not possible to determine the extent to which all or a portion of the discussion herein regarding the Villages and the Villages TAM (each as defined below) may continue to be applicable in the absence of further guidance from the IRS. Bond Counsel will render its opinion regarding the exclusion from gross income of interest on the Series 2026 Bonds as described below.

On May 30, 2013, the IRS delivered to Village Center CDD, a Florida special district established under Chapter 190, Florida Statutes, a private ruling, called a technical advice memorandum (the "Villages TAM"), in connection with the examination by the IRS of bonds issued by the Village Center CDD (the "Audited Bonds"). The Villages TAM concluded that, despite having certain eminent domain powers, the Village Center CDD is not a political subdivision permitted to issue tax-exempt bonds based on a number of facts including that its governing board is elected by a small group of landowners, and that it "was organized and operated to perpetuate private control and avoid indefinitely responsibility to a public electorate, either directly or through another elected state or local governmental body."

The Villages TAM, as a private, non-precedential, ruling, binds only the IRS and the Village Center CDD, and only in connection with the Audited Bonds. Moreover, the cited legal basis for the Villages TAM is extremely limited, and, therefore, the value of the Villages TAM as guidance is also limited. Nonetheless, the breadth and force of the language used in the Villages TAM may reflect the disfavor of the IRS toward governmental entities with governing boards elected by landowners, and this position may lead the enforcement branch of the IRS to select bonds of other issuers with landowner-controlled boards for examination.

In July 2016, the IRS closed the examination of the Audited Bonds with no change to their tax-exempt status. Although the audit was closed with no adverse impact on the Audited Bonds, the IRS's motivations and rationale for closing the examination are unknown. The Village Center CDD refunded the Audited Bonds with taxable bonds in 2014.

Like the board of the Village Center CDD, the Board of Supervisors of the District is necessarily elected by the landowners in the District since there are not yet enough qualified electors residing in the District to transition the Board of Supervisors to a resident-elected Board of Supervisors. The Act, which contains the uniform statutory charter for all community development districts and by which the District is governed, delegates to the District certain traditional sovereign powers including, but not limited to, eminent domain, ad valorem taxation and regulatory authority over rates, fees and charges for district facilities. On the basis of the Act and certain representations by the District forming a part of the District's tax certificate as to its reasonable expectations of transition to a resident-elected Board of Supervisors, it does not appear from the facts and circumstances that the District was organized to avoid indefinitely responsibility to a public electorate. On the basis of the foregoing and other factors, Bond Counsel has concluded that under current law the

District is a political subdivision for purposes of Section 103 of the Code, notwithstanding that its Board of Supervisors is temporarily elected by landowners. Bond counsel intends to deliver its unqualified approving opinion in the form attached hereto as "APPENDIX D – FORM OF OPINION OF BOND COUNSEL."

The release of the Villages TAM may cause an increased risk of examination of the Series 2026 Bonds. Owners of the Series 2026 Bonds are advised that if the IRS does audit the Series 2026 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Series 2026 Bonds may have limited rights to participate in such procedure. The Indenture does not provide for any adjustment to the interest rates borne by the Series 2026 Bonds in the event of a change in the tax-exempt status of the Series 2026 Bonds. The commencement of an audit or an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds could adversely impact both liquidity and pricing of the Series 2026 Bonds in the secondary market.

Tax Treatment of Original Issue Discount

Under the Code, the difference between the maturity amount of the Series 2026 Bonds maturing on _____ 1, 20__ through and including _____ 1, 20__ (collectively, the "Discount Bonds"), and the initial offering price to the public, excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers, at which price a substantial amount of the Discount Bonds of the same maturity and, if applicable, interest rate, was sold is "original issue discount." Original issue discount will accrue over the term of the Discount Bonds at a constant interest rate compounded periodically. A purchaser who acquires the Discount Bonds in the initial offering at a price equal to the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period he or she holds the Discount Bonds, and will increase his or her adjusted basis in the Discount Bonds by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or disposition of the Discount Bonds. The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of the Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above. Bondowners of the Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, redemption or other disposition of the Discount Bonds and with respect to the state and local tax consequences of owning and disposing of the Discount Bond.

Tax Treatment of Bond Premium

The difference between the principal amount of the Series 2026 Bonds maturing on _____ (collectively, the "Premium Bonds"), and the initial offering price to the public, (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of such Premium Bonds of the same maturity, and, if applicable, interest rate, was sold constitutes to an initial purchaser amortizable bond premium which is not deductible from gross income for federal income tax purposes. The amount of amortizable bond premium for a taxable year is determined actuarially on a constant interest rate basis over the term of each of the Premium Bonds, which ends on the earlier of the maturity or call date for each of the

Premium Bonds which minimizes the yield on such Premium Bonds to the purchaser. For purposes of determining gain or loss on the sale or other disposition of a Premium Bond, an initial purchaser who acquires such obligation in the initial offering is required to decrease such purchaser's adjusted basis in such Premium Bond annually by the amount of amortizable bond premium for the taxable year. The amortization of bond premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining various other tax consequences of owning such Premium Bonds. Bondholders of the Premium Bonds are advised that they should consult with their own tax advisors with respect to the state and local tax consequences of owning such Premium Bonds.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder, requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975. The District is not and has not ever been in default as to principal and interest on any bonds or other debt obligations.

VALIDATION

The Series 2026 Bonds are a portion of the Bonds that were validated by a Final Judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, entered on October 31, 2022. The period during which an appeal can be taken has expired with no appeal being taken.

LITIGATION

District

There is no pending or, to the knowledge of the District, any threatened litigation against the District of any nature whatsoever which in any way questions or affects the validity of the Series 2026 Bonds, or any proceedings or transactions relating to their issuance, sale, execution, or delivery, or the execution of the Indenture. Neither the creation, organization nor existence of the District, nor the title of the present members of the Board has been challenged.

From time to time, the District expects to experience routine litigation and claims incidental to the conduct of its affairs. In the opinion of District Counsel, there are no actions presently pending or threatened, the adverse outcome of which would have a material adverse effect on the availability of the Series 2026 Trust Estate or the ability of the District to pay the Series 2026 Bonds from the Series 2026 Trust Estate.

Developer

In connection with the issuance of the Series 2026 Bonds, the Developer will represent to the District that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of the Developer to complete the Series 2026 Assessment Area

as described herein or materially and adversely affect the ability of the Developer to perform its various obligations described in this Limited Offering Memorandum.

CONTINUING DISCLOSURE

General

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the SEC (the "Rule"), the District, the Developer and Rizzetta & Company, Incorporated, as dissemination agent (the "Dissemination Agent"), will enter into a Continuing Disclosure Agreement (the "Disclosure Agreement"), the form of which is attached hereto as APPENDIX E. Pursuant to the Disclosure Agreement, the District and the Developer have each covenanted for the benefit of the Owners of the Series 2026 Bonds to provide to the Dissemination Agent certain financial information and operating data relating to the District, the Series 2026 Assessment Area and the Series 2026 Bonds (the "Reports"), and to provide notices of the occurrence of certain enumerated material events. Such covenants by the District and the Developer shall only apply so long as the Series 2026 Bonds remain Outstanding under the Indenture or so long as the District or the Developer remains an "obligated person" pursuant to the Rule.

The Reports will be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository described in the form of the Disclosure Agreement attached hereto as APPENDIX E. The notices of material events will also be filed by the Dissemination Agent with EMMA. The specific nature of the information to be contained in the Reports and the notices of material events are described in APPENDIX E. The Disclosure Agreement will be executed at the time of issuance of the Series 2026 Bonds. With respect to the Series 2026 Bonds, no parties other than the District and the Developer are obligated to provide, nor are expected to provide, any continuing disclosure information with respect to the Rule. The foregoing covenants have been made in order to assist the Underwriter in complying with the Rule.

District Continuing Compliance

The District has previously entered into continuing disclosure undertakings with respect to the Prior Bonds (the "Prior Undertakings"). A review of filings made pursuant to the Prior Undertakings indicates that the District failed to timely file its audited financial statements for the Fiscal Year ended September 30, 2023. A failure to timely file notice was filed on July 2, 2024, and the audited financial statements were filed on September 24, 2024, eighty-six (86) days late. Other than as set forth above, the District has not materially failed to comply with the Prior Undertakings to date.

Developer Continuing Compliance

In connection with the issuance by the Waterset Central Community Development District of its Special Assessment Bonds, Series 2018, the Developer entered into a continuing disclosure undertaking as an obligated person (the "2018 Undertaking"). As of June 30, 2022, the Developer is no longer an obligated person under the 2018 Undertaking. A review of filings made pursuant to the 2018 Undertaking indicates that the Developer did not materially fail to comply with its requirements under the 2018 Undertaking within the last five (5) years during the time the Developer was an obligated person under the 2018

Undertaking. In addition, the Developer entered into the Prior Undertakings as an obligated person. A review of filings made pursuant to the Prior Undertakings indicates that the Developer has not materially failed to comply with the Prior Undertakings to date. [CONFIRM]

UNDERWRITING

The Underwriter has agreed, pursuant to a contract entered into with the District, subject to certain conditions, to purchase the Series 2026 Bonds from the District at a purchase price of $_____ (representing the par amount of the Series 2026 Bonds of $_____, less/plus original issue discount/premium of $_____ and less an Underwriter's discount of $_____). See "ESTIMATED SOURCES AND USES OF BOND PROCEEDS" herein. The Underwriter's obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all of the Series 2026 Bonds if any are purchased.

The Underwriter intends to offer the Series 2026 Bonds at the offering prices set forth on the cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Underwriter may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing the Series 2026 Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriter.

LEGALITY FOR INVESTMENT

The Act provides that the Series 2026 Bonds are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State and shall be and constitute security which may be deposited by banks or trust companies as security for deposits of State, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

LEGAL MATTERS

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to the receipt of the opinion of Bryant Miller Olive P.A., Orlando, Florida, Bond Counsel, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Mahoney Law Group, P.A., Clearwater, Florida, for the Trustee by its counsel, Holland & Knight LLP, West Palm Beach, Florida and for the Underwriter by its counsel, Nabors, Giblin & Nickerson, P.A., Tampa, Florida.

Bond Counsel's opinions included herein are based on existing law, which is subject to change. Such opinions are further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond

Counsel's opinions are not a guarantee of a particular result, and are not binding on the IRS or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Series 2026 Bonds, that it will not limit or alter the rights of the issuer of such bonds to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect the taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds or other obligations and that it will not in any way impair the rights or remedies of such holders.

FINANCIAL STATEMENTS

The general-purpose financial statements of the District for the Fiscal Year ended September 30, 2024, included in this Limited Offering Memorandum have been audited by Berger, Toombs, Elam, Gaines & Frank, independent certified public accountants, as stated in their report appearing in APPENDIX F. The consent of the District's auditor to include in this Limited Offering Memorandum the aforementioned report was not requested, and the general-purpose financial statements of the District are provided as publicly available documents. The auditor was not requested to, nor did they, perform any procedures with respect to the preparation of this Limited Offering Memorandum or the information presented herein. The District has covenanted in the form of Disclosure Agreement set forth in APPENDIX E attached hereto to provide its annual audited financial statements to certain information repositories as described in APPENDIX E, commencing with the audit for the District Fiscal Year ending September 30, 2025. The Series 2026 Bonds are not general obligation bonds of the District and are payable solely from the Series 2026 Trust Estate. See "CONTINUING DISCLOSURE" herein.

EXPERTS AND CONSULTANTS

The references herein to Heidt Design, LLC, as Consulting Engineer, have been approved by said firm. The Engineer's Report prepared by such firm has been included as composite APPENDIX A attached hereto in reliance upon such firm as an expert in engineering. References to and excerpts herein from such Engineer's Report do not purport to be adequate summaries of the Series 2026 Project or the CIP or complete in all respects. Such Engineer's Report is an integral part of this Limited Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

The references herein to Rizzetta & Company, Incorporated, as Assessment Consultant, have been approved by said firm. The Assessment Report prepared by such firm has been included as composite APPENDIX B attached hereto in reliance upon such firm as an expert in developing assessment methodologies. References to and excerpts herein from such Assessment Report do not purport to be adequate summaries of such Assessment Report or complete in all respects. Such Assessment Report is an integral part of this Limited

Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

CONTINGENT AND OTHER FEES

The District has retained Bond Counsel, District Counsel, the Assessment Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (who has retained Trustee's Counsel), with respect to the authorization, sale, execution and delivery of the Series 2026 Bonds. Except for the payment of certain fees to District Counsel and the Assessment Consultant, the payment of the fees of the other professionals retained by the District is each contingent upon the issuance of the Series 2026 Bonds.

NO RATING OR CREDIT ENHANCEMENT

No application for a rating or credit enhancement for the Series 2026 Bonds has been made, nor is there any reason to believe that the District would have been successful in obtaining either for the Series 2026 Bonds had application been made.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Limited Offering Memorandum nor any statement that may have been made verbally or in writing is to be construed as a contract with the holders of the Series 2026 Bonds.

The information contained in this Limited Offering Memorandum has been compiled from official and other sources deemed to be reliable, and is believed to be correct as of the date of this Limited Offering Memorandum, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter. The Underwriter listed on the cover page hereof has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expression of opinion herein are subject to change without notice and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the District, the Developer, or the Series 2026 Assessment Area from the date hereof. However, certain parties to the transaction will, on the closing date of the Series 2026 Bonds, deliver certificates to the effect that nothing has come to their attention that would lead them to believe that applicable portions of this Limited Offering Memorandum contain an untrue statement of a material fact or omit to state a material fact that should be included herein for the purpose for which this Limited Offering Memorandum is intended to be used, or that is necessary to make the statements contained herein, in light of the circumstances under which they were made, not misleading and to the effect that from the date of this Limited Offering Memorandum to the date of closing of the Series 2026 Bonds that there has been no material adverse change in the information provided.

This Limited Offering Memorandum is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. The appendices hereof are integral parts of this Limited Offering Memorandum and must be read in their entirety together with all foregoing statements.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: Amanda King
Its: Chair

APPENDIX A

ENGINEER'S REPORT

APPENDIX B

ASSESSMENT REPORT

APPENDIX C

COPY OF MASTER INDENTURE AND FORM OF SUPPLEMENTAL INDENTURE

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

APPENDIX E

FORM OF CONTINUING DISCLOSURE AGREEMENT

APPENDIX F

AUDITED FINANCIAL STATEMENTS OF THE DISTRICT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024

EXHIBIT D

FORM OF CONTINUING DISCLOSURE AGREEMENT

CONTINUING DISCLOSURE AGREEMENT

This **CONTINUING DISCLOSURE AGREEMENT** (the **"Disclosure Agreement"**) dated as of [Closing Date], is executed and delivered by **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT** (the **"District"**), **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company (the **"Developer"**), and **RIZZETTA & COMPANY, INCORPORATED** (the **"Dissemination Agent"**) in connection with the issuance by the District of its $[Bond Amount] Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the **"Bonds"**). The Bonds are being issued pursuant to a Master Trust Indenture, dated as of December 1, 2022, as supplemented by a Fourth Supplemental Trust Indenture, dated as of March 1, 2026 (together, the **"Indenture"**), each between the District and U.S. Bank Trust Company, National Association, as trustee (the **"Trustee"**). The District, the Developer and the Dissemination Agent covenant and agree as follows:

1. **Purpose of the Disclosure Agreement**. This Disclosure Agreement is being executed and delivered by the District, the Developer and the Dissemination Agent for the benefit of the Beneficial Owners (hereinafter defined) of the Bonds, from time to time, and to assist the Participating Underwriter (hereinafter defined) in complying with the applicable provisions of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (**"SEC"**) pursuant to the Securities Exchange Act of 1934, as amended from time to time (the **"Rule"**).

The District, the Developer and the Dissemination Agent have no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction or a governmental regulatory agency that the Rule requires the District, the Developer or the Dissemination Agent (as the case may be) to provide additional information, the District, the Developer and the Dissemination Agent, as applicable, agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the District, the Trustee, or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the District, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions**. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined herein, the following capitalized terms shall have the following meanings:

"Annual Filing Date" shall mean the date set forth in Section 4(a) hereof by which the Annual Report is to be filed with the Repository.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 3(a) hereof.

"Annual Report" shall mean any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 hereof.

"Assessments" shall mean the non-ad valorem special assessments pledged to the payment of the Bonds pursuant to the Indenture.

"Audited Financial Statements" shall mean the financial statements (if any) of the District for the applicable Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i)(B) of the Rule and specified in Section 3(a) hereof.

"Audited Financial Statements Filing Date" shall mean the date under State law by which a unit of local government must file its Audited Financial Statements with the State, which as of the date hereof is nine (9) months after the end of the Fiscal Year of such unit of local government, including the District.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bond for federal income tax purposes.

"Business Day" shall mean a day other than (a) a Saturday, Sunday or day on which banks located in the city in which the designated corporate trust office of the Trustee and Paying Agent is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean (a) as to the District, the District Manager or its designee, or such other person as the District shall designate in writing to the Trustee and the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent, (b) as to the Developer, the individual(s) executing this Disclosure Agreement on behalf of the Developer or such person(s) as the Developer shall designate in writing to the Trustee and the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent, and (c) as to any Obligated Person other than the Developer, such person(s) as the Obligated Person shall designate in writing to the Trustee and the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the District or an entity appointed by the District to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the District pursuant to Section 10 hereof. Rizzetta & Company, Incorporated has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean the person or entity serving as District Manager from time to time. As of the date hereof, Rizzetta & Company, Incorporated is the District Manager.

"EMMA" shall mean the Electronic Municipal Market Access system as described in 1934 Act Release No. 59062 and maintained by the MSRB for purposes of the Rule.

"Event of Bankruptcy" shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

"Financial Obligation" shall mean (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either (a) or (b). The term Financial Obligation does not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the fiscal year of the District, which is the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Limited Offering Memorandum" shall mean the Limited Offering Memorandum dated [BPA Date], prepared in connection with the issuance of the Bonds.

"Listed Event" shall mean any of the events listed in Section 7(a) hereof.

"MSRB" shall mean the Municipal Securities Rulemaking Board.

"MSRB Website" shall mean www.emma.msrb.org.

"Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of twenty percent (20%) or more of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the District and the Developer.

"Owners" shall have the meaning ascribed thereto in the Indenture with respect to the Bonds and shall include Beneficial Owners of the Bonds.

"Participating Underwriter" shall mean MBS Capital Markets, LLC, in its capacity as the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

"Quarterly Filing Date" shall mean the dates set forth in Section 6(a) hereof by which Quarterly Reports are required to be filed with the Repository.

"Quarterly Report" shall mean any Quarterly Report provided by the Developer or any Obligated Person, its successors or assigns pursuant to, and as described in, Sections 5 and 6 hereof.

"Repository" shall mean each entity authorized and approved by the SEC from time to time to act as a repository for purposes of complying with the Rule. The Repositories currently approved by the SEC may be found by visiting the SEC's website at www.sec.gov/municipal/nrmsir. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through the MSRB Website.

"Series 2026 Assessment Area" shall have the meaning ascribed to such term in the Limited Offering Memorandum.

"State" shall mean the State of Florida.

3. Content of Annual Reports.

(a) The Annual Report shall contain or incorporate by reference Annual Financial Information with respect to the District, which includes an update of the financial and operating data of the District to the extent presented in the Limited Offering Memorandum, including:

(i) the amount of Assessments levied for the most recent prior Fiscal Year;

(ii) the amount of Assessments collected from property owners during the most recent prior Fiscal Year;

(iii) if available, the amount of delinquencies greater than 150 calendar days and, in the event that delinquencies amount to more than ten percent (10%) of the amount of Assessments due in any year, a list of delinquent property owners;

(iv) if available, the amount of tax certificates sold for lands within the District subject to the Assessments, if any, and the balance, if any, remaining for sale from the most recent prior Fiscal Year;

(v) the balances in all Funds and Accounts for the Bonds. Upon request, the District shall provide any Owners and the Dissemination Agent with this information more frequently than annually and, in such cases, within thirty (30) calendar days of the date of any written request from the Owners or the Dissemination Agent;

(vi) the total amount of Bonds Outstanding;

(vii) the amount of principal and interest due on the Bonds in the current Fiscal Year;

(viii) the most recent Audited Financial Statements of the District, unless such Audited Financial Statements have not yet been prepared, in which case unaudited financial statements shall be included in a format similar to the Audited Financial Statements; and

(ix) any amendment or waiver of the provisions hereof as described in Section 11 hereof.

(b) To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth. Any or all of the items listed above may be incorporated by specific reference to documents available to the public on the MSRB Website or filed with the SEC, including offering documents of debt issues of the District or related public entities, which have been submitted to the Repository. The District shall clearly identify any document incorporated by reference.

(c) The District and the Disclosure Representative of the District represent and warrant that they will supply, in a timely fashion, any information available to the District or the Disclosure Representative of the District and reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, the Disclosure Representative of the District and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, the Disclosure Representative of the District or others as thereafter disseminated by the Dissemination Agent.

(d) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

4. Provision of Annual Reports.

(a) Subject to the following sentence, the District shall provide the Annual Report to the Dissemination Agent no later than March 30th after the close of the Fiscal Year (the **"Annual Filing Date"**), commencing with the Fiscal Year ending September 30, 2026, in an electronic format as prescribed by the Repository. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3(a) hereof; provided that the Audited Financial Statements may be submitted separately from the balance of the Annual Report and later than the date required above, but in no event later than the Audited Financial Statements Filing Date, if they are not available by the Annual Filing Date. If the Audited Financial Statements are not available at the time of the filing of the Annual Report, unaudited financial statements are required to be delivered as part of the Annual Report in a format similar to the Audited Financial Statements. If the District's Fiscal Year changes, the District shall give notice of such change in the same manner as for a Listed Event under Section 7(a). The District shall file a copy of its Audited Financial Statements for the Fiscal Year ended September 30, 2025 on or before June 30, 2026. The Dissemination Agent shall immediately file the Annual Report or Audited Financial Statements, as applicable, upon receipt from the District with each Repository.

(b) If on the fifteenth (15th) calendar day prior to each Annual Filing Date and/or Audited Financial Statements Filing Date, the Dissemination Agent has not received a copy

of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative of the District by telephone and in writing (which may be by e-mail) to remind the District of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 4(a) above. Upon such reminder, the Disclosure Representative of the District shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or Audited Financial Statements, as applicable, in accordance with Section 4(a) above, or (ii) instruct the Dissemination Agent in writing that the District will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the time required under this Disclosure Agreement, state the date by which the Annual Report or Audited Financial Statements, as applicable, for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 7(a)(xv) has occurred and to immediately send a notice to any Repository in electronic format as required by such Repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report or Audited Financial Statements, as applicable, the name, address and filing requirements of any Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the District certifying that the Annual Report or Audited Financial Statements, as applicable, has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

5. Content of Quarterly Reports.

(a) Each Quarterly Report shall contain the following information with respect to the lands owned by the Developer in the Series 2026 Assessment Area if such information is not otherwise provided pursuant to subsection (b) of this Section 5:

(i) a description and status of the infrastructure improvements in the District that have been completed and that are currently under construction, including infrastructure financed by the Bonds;

(ii) the number of assessable residential units planned on property subject to the Assessments;

(iii) the number of lots closed with builders subject to the Assessments;

(iv) the number of residential units closed with end users subject to the Assessments;

(v) the number of residential units under contract with end users subject to the Assessments;

(vi) the estimated date of complete build-out of residential units subject to the Assessments;

(vii) whether the Developer has made any bulk sale of the land subject to the Assessments other than as contemplated by the Limited Offering Memorandum;

(viii) the status of development approvals for the Series 2026 Assessment Area that would affect property subject to the Assessments;

(ix) materially adverse changes or determinations to permits or approvals for the Series 2026 Assessment Area which necessitate changes to the Developer's land-use or other plans for the Series 2026 Assessment Area that would affect property subject to the Assessments;

(x) updated plan of finance for the Series 2026 Assessment Area (i.e., status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of Developer or an affiliate, additional mortgage debt, etc.) that would affect property subject to the Assessments other than as contemplated by the Limited Offering Memorandum;

(xi) any event that has a material adverse impact on the implementation of the development of the Series 2026 Assessment Area as described in the Limited Offering Memorandum or on the Developer's ability to undertake the development of the Series 2026 Assessment Area as described in the Limited Offering Memorandum that would affect property subject to the Assessments; and

(xii) any amendment or waiver of the provisions hereof as described in Section 11 hereof.

(b) Any of the items listed in subsection (a) above may be incorporated by reference from other documents which are available to the public on the MSRB Website or filed with the SEC. The Developer shall clearly identify each such other document so incorporated by reference.

(c) The Developer and the Disclosure Representative of the Developer each represent and warrant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Developer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Developer, the Disclosure Representative of the Developer and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Developer, the Disclosure Representative of the Developer or others as thereafter disseminated by the Dissemination Agent.

(d) If the Developer sells, assigns or otherwise transfers ownership of real property in the Series 2026 Assessment Area subject to the Assessments to a third party, which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "**Transfer**"), the Developer hereby agrees to use commercially reasonable efforts to require such third party to assume the disclosure obligations of the Developer hereunder for so long as such third party is an Obligated Person hereunder, to the same extent as if such third party were a party to this Disclosure Agreement; provided, however,

that if following the Transfer the Developer is no longer an Obligated Person, the Developer may elect to remain an Obligated Person with respect to any Transfer in the event such obligations are not assumed by such third party. The Developer involved in such Transfer shall promptly notify the District and the Dissemination Agent in writing of the Transfer. For purposes of Sections 5, 6, 7 and 9 hereof, the term "**Developer**" shall be deemed to include each of the Developer and any third party that becomes an Obligated Person hereunder as a result of a Transfer. In the event that the Developer remains an Obligated Person hereunder following any Transfer, nothing herein shall be construed to relieve the Developer from its obligations hereunder.

6. Provision of Quarterly Reports.

(a) The Developer, so long as it is an Obligated Person for purposes of this Disclosure Agreement, shall provide a Quarterly Report to the Dissemination Agent no later than February 1 (for each calendar quarter ending December 31), May 1 (for each calendar quarter ending March 31), August 1 (for each calendar quarter ending June 30), and November 1 (for each calendar quarter ending September 30) after the end of each calendar quarter, commencing August 1, 2026, for the calendar quarter ending June 30, 2026; provided, however, that so long as the Developer is a reporting company, such dates shall be extended to the date of filing of its respective 10-K or 10-Q, if later, as the case may be (each, a "**Quarterly Filing Date**"). At such time as the Developer is no longer an Obligated Person, the Developer will no longer be obligated to prepare any Quarterly Report pursuant to this Disclosure Agreement. The Dissemination Agent shall immediately file the Quarterly Report upon receipt from the Developer with each Repository.

(b) If on the seventh (7^{th}) calendar day prior to each Quarterly Filing Date the Dissemination Agent has not received a copy of the Quarterly Report due on such Quarterly Filing Date, the Dissemination Agent shall contact the Disclosure Representative of the Developer by telephone and in writing (which may be by e-mail) to remind the Developer of its undertaking to provide the Quarterly Report pursuant to Section 6(a) above. Upon such reminder, the Disclosure Representative of the Developer shall either (i) provide the Dissemination Agent with an electronic copy of the Quarterly Report in accordance with Section 6(a) above, or (ii) instruct the Dissemination Agent in writing that the Developer will not be able to file the Quarterly Report within the time required under this Disclosure Agreement and state the date by which such Quarterly Report will be provided. If the Dissemination Agent has not received a Quarterly Report that contains the information in Section 5 of this Disclosure Agreement by the Quarterly Filing Date, a Listed Event described in Section 7(a)(xv) shall have occurred and the District and the Developer hereby direct the Dissemination Agent to immediately send a notice to each Repository in electronic format as required by such Repository, no later than the following Business Day in substantially the form attached as Exhibit A hereto, with a copy to the District.

(c) The Dissemination Agent shall:

(i) determine prior to each Quarterly Filing Date the name, address and filing requirements of each Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Developer and the District certifying that the Quarterly Report has

been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

7. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 7, the District shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds and the Developer shall give, or cause to be given, notice of the occurrence of items (x), (xii), (xiii), (xv), (xvi), (xvii) and (xviii) of the following events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, with the exception of the event described in item (xv) below, which notice shall be given in a timely manner:

(i) principal and interest payment delinquencies;

(ii) non-payment related defaults, if material;

(iii) unscheduled draws on debt service reserves reflecting financial difficulties;

(iv) unscheduled draws on credit enhancements reflecting financial difficulties*;

(v) substitution of credit or liquidity providers, or their failure to perform*;

(vi) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) modifications to rights of the holders of the Bonds, if material;

(viii) bond calls, if material, and tender offers;

(ix) defeasances;

(x) release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) ratings changes†;

(xii) an Event of Bankruptcy or similar event of an Obligated Person;

(xiii) the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of an Obligated Person, other than in the ordinary course of business, the entry into a

* There is no credit enhancement for the Bonds as of the date hereof.

† The Bonds are not rated as of the date hereof.

definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(xv) notice of any failure on the part of the District to meet the requirements of Sections 3 and 4 hereof or of the Developer to meet the requirements of Sections 5 and 6 hereof;

(xvi) termination of the District's or the Developer's obligations under this Disclosure Agreement prior to the final maturity of the Bonds, pursuant to Section 9 hereof;

(xvii) incurrence of a Financial Obligation of the District or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the District or Obligated Person, any of which affect security holders, if material;

(xviii) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the District or Obligated Person, any of which reflect financial difficulties;

(xix) occurrence of an Event of Default under the Indenture (other than as described in clause (i) above);

(xx) any amendment to the Indenture or this Disclosure Agreement modifying the rights of the Owners of the Bonds; and

(xxi) any amendment to the accounting principles to be followed by the District in preparing its financial statements, as required by Section 11 hereof.

(b) The notice required to be given in Section 7(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository.

8. **Identifying Information**. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Agreement to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but not be limited to: (a) the category of information being provided; (b) the period covered by any Annual Financial Information, financial statement or other financial information or operating data; (c) the issues or specific securities to which such documents are related (including CUSIP numbers, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate); (d) the name of any Obligated Person other than the District; (e) the name and date of the document being submitted; and (f) contact information for the submitter.

9. **Termination of Disclosure Agreement**. The District's obligations hereunder shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, so long as there is no remaining liability of the District for payment of the Bonds, or if the Rule is repealed or no longer in effect. The Developer's obligations

hereunder shall terminate at the earlier of the legal defeasance, prior redemption or payment in full of all of the Bonds, or at such time as the Developer is no longer an Obligated Person. If any such termination occurs prior to the final maturity of the Bonds, the District and/or the Developer shall give notice of such termination in the same manner as for a Listed Event under Section 7.

10. Dissemination Agent. The District will either serve as the Dissemination Agent or appoint one under this Disclosure Agreement. Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the District or the Dissemination Agent, the District agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of the Dissemination Agent under this Disclosure Agreement for the benefit of the Owners of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. Notwithstanding any replacement or appointment of a successor, the District shall remain liable until payment in full for any and all sums owed and payable to the Dissemination Agent hereunder. The initial Dissemination Agent shall be Rizzetta & Company, Incorporated. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Rizzetta & Company, Incorporated. Rizzetta & Company, Incorporated may terminate its role as Dissemination Agent at any time upon delivery of written notice to the District and the Developer. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the District or the Developer pursuant to this Disclosure Agreement.

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

11. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the District, the Developer and the Dissemination Agent (if the Dissemination Agent is not the District) may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4, 5(a), 6 or 7, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the District and/or the Developer, or the type of business conducted;

(b) the Disclosure Agreement, as amended or taking into account such waiver, would, in the opinion of counsel expert in federal securities laws, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the amendment or waiver either (i) is approved by the holders or Beneficial Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of holders or Beneficial Owners, or (ii) does not, in the

opinion of nationally recognized bond counsel, materially impair the interests of the holders or Beneficial Owners of the Bonds.

Notwithstanding the foregoing, the District, the Developer and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the SEC from time to time without any other conditions.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the District and/or the Developer shall describe such amendment in its next Annual Report or Quarterly Report, as applicable, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the District or the Developer, as applicable. In addition, if the amendment relates to the accounting principles to be followed by the District in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 7(a), and (ii) the Annual Report or Audited Financial Statements, as applicable, for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

12. **Additional Information**. Nothing in this Disclosure Agreement shall be deemed to prevent the District or the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report, Quarterly Report, or notice of occurrence of a Listed Event in addition to that which is required by this Disclosure Agreement. If the District or the Developer chooses to include any information in any Annual Report, Quarterly Report, or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the District or the Developer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Quarterly Report, or notice of occurrence of a Listed Event.

13. **Default**. In the event of a failure of the District, an Obligated Person, a Disclosure Representative, or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of the Participating Underwriter or the Beneficial Owners of more than fifty percent (50%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall) or any Beneficial Owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District, an Obligated Person, a Disclosure Representative, or the Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the District, an Obligated Person, a Disclosure Representative, or the Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

14. **Duties of Dissemination Agent**. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Dissemination

Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA compliant format. Anything herein to the contrary notwithstanding, in the event that a Disclosure Representative and the Dissemination Agent are the same party, such party's limited duties in their capacity as Dissemination Agent, as described hereinabove, shall not in any way relieve or limit such party's duties in their capacity as Disclosure Representative under this Disclosure Agreement.

15. **Beneficiaries**. This Disclosure Agreement shall inure solely to the benefit of the District, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Bonds (the Trustee, the Participating Underwriter and Beneficial Owners of the Bonds being hereby deemed express third-party beneficiaries of this Disclosure Agreement) and shall create no rights in any other person or entity.

16. **Counterparts**. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

17. **Governing Law**. This Disclosure Agreement shall be governed by the laws of the State and federal law.

18. **Trustee Cooperation**. The District represents that the Dissemination Agent is a bona fide agent of the District and directs the Trustee to deliver to the Dissemination Agent, at the expense of the District, any information or reports it requests that the District has a right to request from the Trustee (inclusive of balances, payments, etc.) that are in the possession of and readily available to the Trustee.

19. **Binding Effect**. This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to the Developer or any assignee or successor thereto that becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successors or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

20. **Undertakings**. The Developer represents that it has instituted internal processes to provide information to the Dissemination Agent on a timely basis and obtained assurances from the Dissemination Agent that they will in turn request the required reporting information timely and file such information timely with the appropriate Repository.

[Remainder of Page Intentionally Left Blank]

SIGNATURE PAGE TO CONTINUING DISCLOSURE AGREEMENT
(Waterset South Community Development District)

IN WITNESS WHEREOF, the undersigned have executed this Disclosure Agreement as of the date and year set forth above.

Consented and Agreed to by:

RIZZETTA & COMPANY, INCORPORATED, and its successors and assigns, as Disclosure Representative

By: _____
Name: _____
Title: _____

Joined by **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as Trustee for purposes of Sections 13, 15 and 18 only

By: _____
Name: _____
Title: _____

NNP-SOUTHBEND II, LLC,
a Delaware limited liability company,
as Developer

By: _____
Name: _____
Title: _____

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chair, Board of Supervisors

RIZZETTA & COMPANY, INCORPORATED, as initial Dissemination Agent

By: _____
Name: _____
Title: _____

EXHIBIT A TO CONTINUING DISCLOSURE AGREEMENT
(Waterset South Community Development District)

NOTICE TO REPOSITORIES
OF FAILURE TO FILE ANNUAL REPORT/QUARTERLY REPORT/
AUDITED FINANCIAL STATEMENTS

Name of District: "District")	Waterset South Community Development District (the
Obligated Person(s):	Waterset South Community Development District NNP-Southbend II, LLC (the "Developer")
Name of Bond Issue:	$[Bond Amount] Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Bonds")
Date of Issuance:	[Closing Date]
CUSIPS:	[_____]

NOTICE IS HEREBY GIVEN that the [District] [Developer] has not provided [an Annual Report] [Audited Financial Statements] [a Quarterly Report] with respect to the above-named Bonds as required by [Section 4] [Section 6] of the Continuing Disclosure Agreement dated [Closing Date], among the District, the Developer and the Dissemination Agent named therein. The [District] [Developer] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by _____, 20____.

Dated: _____ _____, Dissemination Agent

cc: [District]
[Developer]
Participating Underwriter

Tab 7

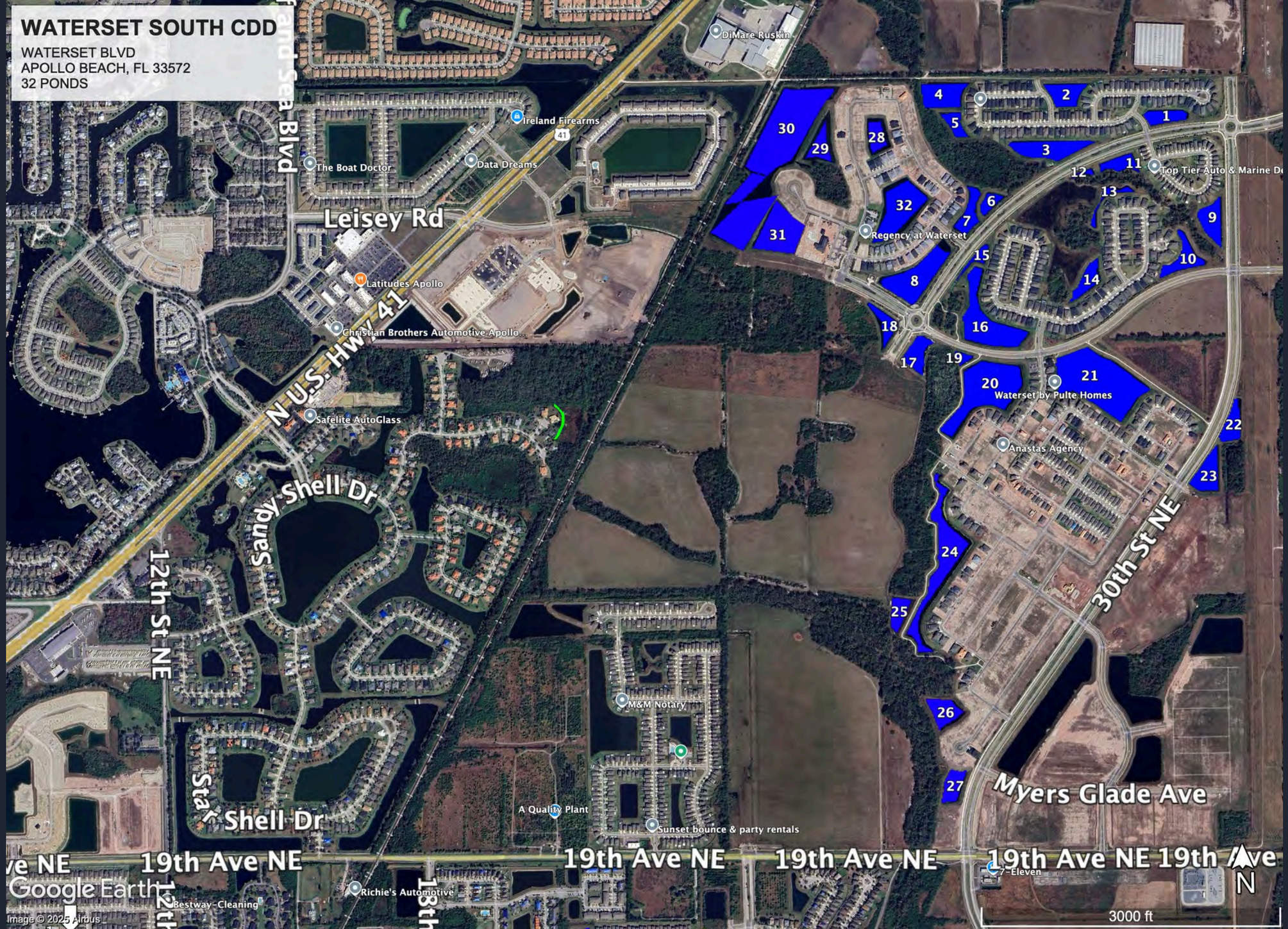
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

FEBRUARY, 2026




WATERSET SOUTH CDD
WATERSET BLVD
APOLLO BEACH, FL 33572
32 PONDS
DiMare Ruskin
Ireland Firearms
The Boat Doctor
Data Dreams
Leisey Rd
Latitudes Apollo
Christian Brothers Automotive Apollo...
N U.S. Hwy 41
Safelite AutoGlass
Regency at Waterset
Top Tier Auto & Marine De
Waterset by Pulte Homes
Anastas Agency
Sandy Shell Dr
12th St NE
30th St NE
M&M Notary
A Quality Plant
Sunset bounce & party rentals
Myers Glade Ave
19th Ave NE
19th Ave NE
19th Ave NE
19th Ave NE
7-Eleven
Richie's Automotive
Bestway-Cleaning
Google Earth
Image © 2025 Airbus
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N

SUMMARY:

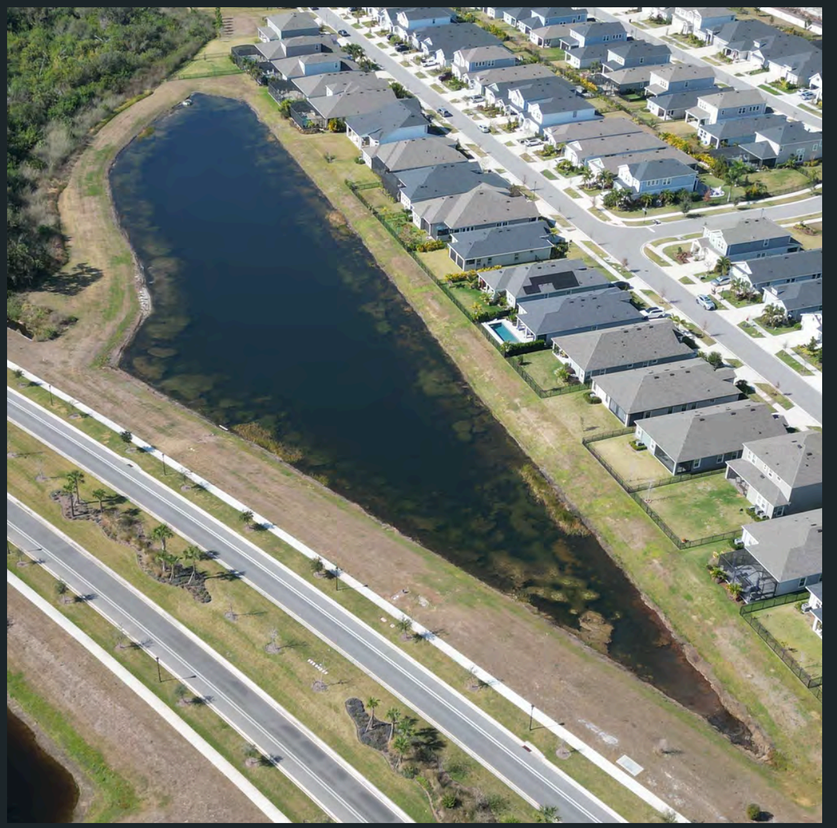
Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Naiad and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



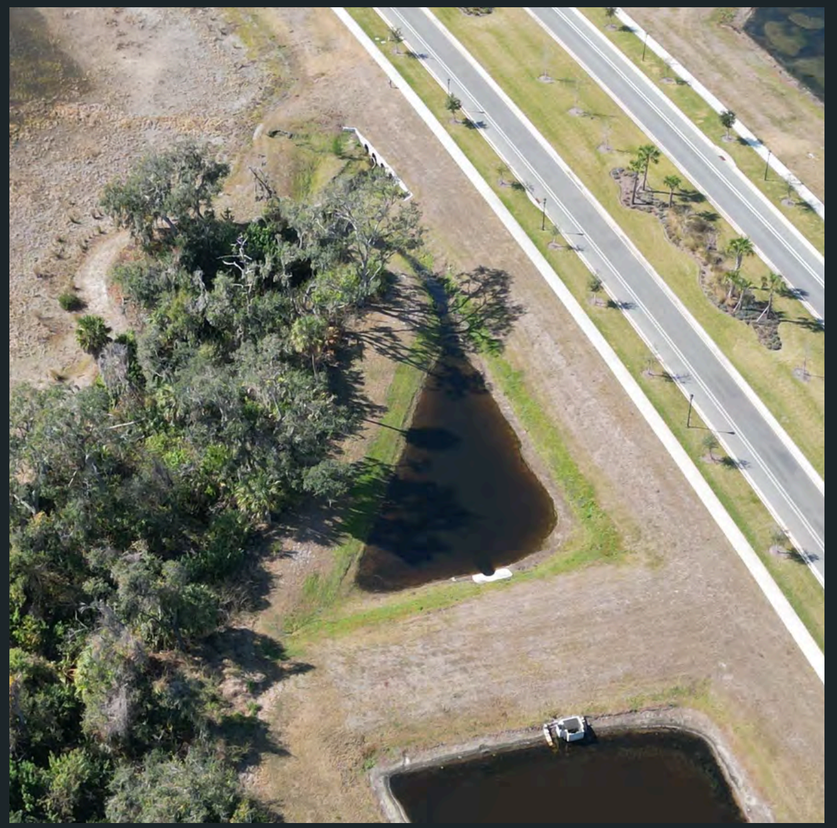
Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

Tab 8

SitexAquatics
LAKE & FOUNTAIN SERVICES

PO Box 917
Parrish, FL 34219

813.564.2322
www.sitexaquatics.com

Fountain/Aerator Agreement

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

Customer: **Waterset South CDD**
C/O: **Rizzetta & Company**
Contact: **Stephanie DeLuna**
Address: **12750 Citrus Park Lane Suite 115 Tampa, FL 33625**
Email: **Sdeluna@rizzetta.com**
Phone: **813.933.5571**

The Following bid is for the an Airmax Aeration system to be installed in Pond #32 in the Waterset South community located in Apollo Beach, Florida.

Service	Cost
2-1/2hp 230v compressor w/6 diffusers & 2000' of tubing	$15,381.00
Installation	Included
3-year warranty	Included
Total cost	$15,381.00

A deposit of 50% ($7,690.50) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% ($7,690.50) due within 30days of completion of installation. Overdue accounts may accrue a service charge.

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

01/13/2026

Accepted By Date

President, Sitex Aquatics llc. Date

Terms & Conditions

Payment

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

Responsibility

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

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

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

Scheduling

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

Insurance

Sitex shall maintain the following insurance coverage and limits:

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

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

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



LakeSeries® Aeration Systems

Customizable Large Lake Design | Single Systems up to 12 Acres

Airmax LakeSeries Aeration Systems are designed to provide maximum oxygen saturation and water circulation to lakes and large ponds. Housed in a lockable Powder-Coated Aluminum Cabinet, the LakeSeries systems are secure and built to last. Cabinets feature advanced filtration and cooling technology, ensuring long system life.

Airmax Warranty Information

- Compressor & Electrical Components - 3 Years
- Airline & Diffusers - 5 Years
- Cabinet - 10 Years



QUIET & COOL ALUMINUM CABINET

Quiet Cabinet Design: Engineered to absorb sound and reduce vibration

Lockable Powder-Coated Aluminum Cabinet: For ultimate protection and durability

Enhanced Airflow Management: Optimize airflow for up to 12 diffusers

Enhanced Cooling System: Dual cooling fans tunnel airflow evenly through the cabinet for maximum air exchange

Extra Large Integrated Filter: High density intake filter for reduced maintenance and maximum system life

Integrated Elevated Base & Composite Mounting Pad: Protects against damaging flood water and provides additional stability

BEST-IN-CLASS DIFFUSER

360° Bubble Production: Maximum circulation and oxygen saturation

Patented PTFE Non-stick Membrane: No clogs or debris affecting airflow

EasySet Base Plate: Simple installation and maintenance

CUSTOMIZABLE DUAL COMPRESSOR DESIGN

Dual SilentAir® Compressors: Up to 2 HP total, high efficiency, low cost to operate, continuous duty, easy maintenance

Integrated SmartStart Technology (IST): System protection after power interruptions

Hot Swappable Design: Quick connect fittings and easy attach compressor mounting plate for simplified maintenance

EASYSET® AIRLINE

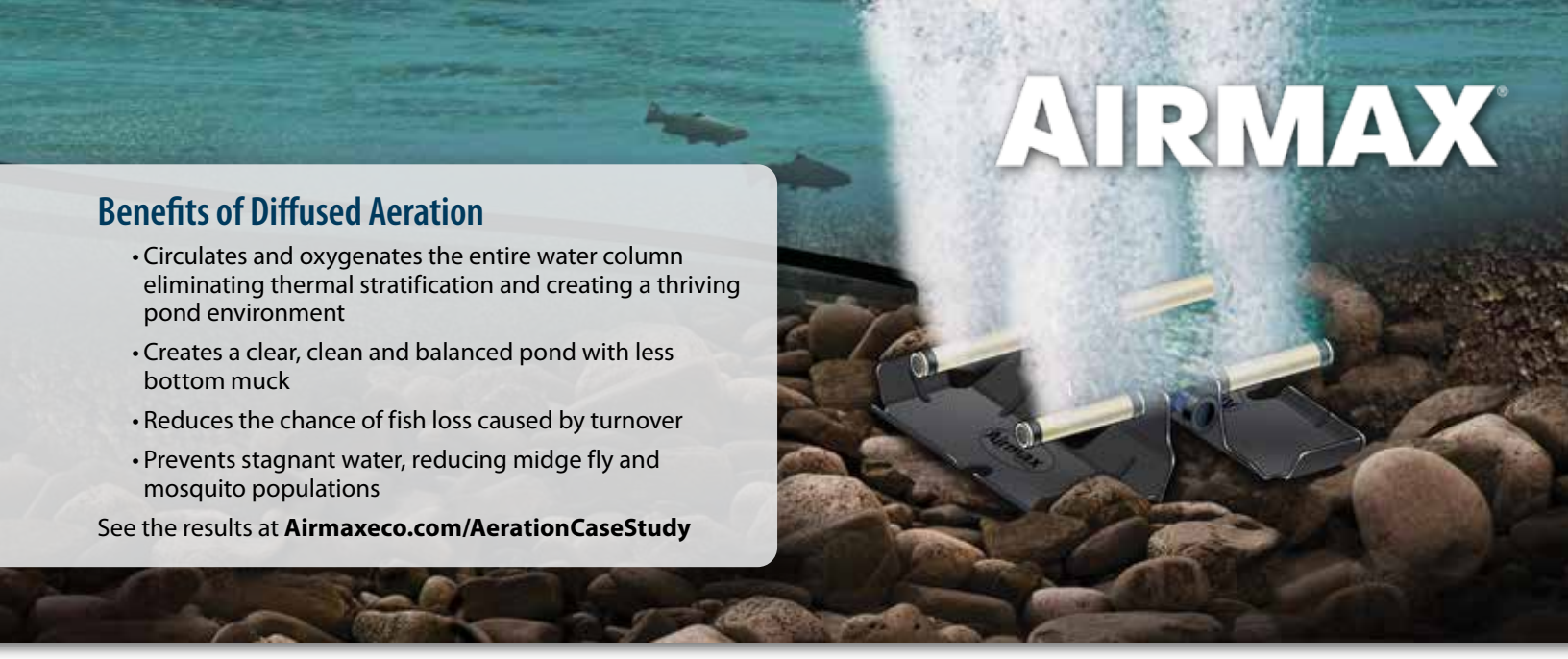
Self-Weighted: No bricks, weights or ties needed. Kink free and fish hook resistant

Direct Burial: Use from power source to pond's edge

Intertek

MADE IN USA

airmaxeco.com | 866.424.7629 | contactus@airmaxeco.com



Benefits of Diffused Aeration

- Circulates and oxygenates the entire water column eliminating thermal stratification and creating a thriving pond environment
- Creates a clear, clean and balanced pond with less bottom muck
- Reduces the chance of fish loss caused by turnover
- Prevents stagnant water, reducing midge fly and mosquito populations

See the results at **Airmaxeco.com/AerationCaseStudy**

AERATION MAPPING SERVICE

THE RIGHT SYSTEM FOR THE PERFECT POND!

LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!
Selecting the right system as well as determining the proper placement of the diffusers is vital to ensuring you are circulating and aerating your pond or lake effectively. Incorrectly placing diffusers or using an under-sized unit, limits the overall effectiveness of an aeration system. The Airmax Assist™ mapping service ends the guesswork. When a Certified Installer uses Airmax's proprietary software to map your pond or lake, not only will the installer stand behind the installation but Airmax will guarantee the results!

HERE IS HOW TO GET YOUR LAYOUT:
Visit **www.airmaxeco.com/airmax-assist** and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.



	LakeSeries Systems									
	Single System Aerating Area		What's Included			System Specs				
System	Maximum Aerating Area *12'–50' depth*	Max Diffuser Depth (ft)	Max # of ProAir® 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline	Amps 115v	Amps 230v	Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
LS80	8 Acres*	50	8	(2) T75 3/4 HP	Use with 5/8" Airline	8.6	4.3	$70.80**	60	11.2
LS120	12 Acres*	50	12	(2) T100 1 HP	Use with 5/8" Airline	N/A	6.3	$103.80**	62.8	14.2

ProAir 4 Diffuser Size: 19"L x 19"W x 5"H
Metal Cabinet Size: 30.25"L x 28.75"W x 21"H

** For larger ponds or lakes, multiple systems may be used.*
*** Operating cost is calculated at 10¢ per kilowatt hour. Cost will vary depending on location.*

airmaxeco.com | 866.424.7629 | contactus@airmaxeco.com

Tab 9

WATERSET SOUTH

LANDSCAPE INSPECTION REPORT



January 5, 2026

Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services

Rizzetta & Company
Professionals in Community Management

Updates, 30th Street, Waterset Blvd.

General Updates, Recent & Upcoming Maintenance Events:

- **The next fertilization event takes place in March 2026.**

The following are action items for United Land Services (ULS) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. **Bold, underlined is info. or questions for the BOS.** Orange is for STAFF.

1. There are a lot of turf weeds on the SW corner of the Waterset Blvd. (WSBlvd.) / 30th Street roundabout. Not only that but turf is off-color – particularly along the west side of 30th Street … not so much along the sidewalk. Is there an irrigation zone not working properly here? (Pics 1a & b)





2. Broken tree straps along 30th Street need to be replaced.

3. There are areas of turf that are becoming non-existent on the west side of 30th Street getting closer to Covington Garden Drive(CGD) (southbound). What is the diagnosis here … and treatment? There are also large spots of thinning turf developing on the 30th Street median.

4. This damaged Jatropha on the WSBlvd. median between 30th Street and Summer Sunset needs to be re-straightened and staked. (Pic 4)



5. On average, how much water is being applied to turf? This time of year, most turf requires only about ½" per week. We are in the season for large patch or brown patch fungus to set in … water management is crucial, and we have received notices of fungus being present.

Golden Nettle Park, Roadstead, Waterset Blvd., Regency

6. I feel there is a re-application of fertilizer required in the Golden Nettle pocket park to correct striping in the turf. Turf is also streaked in the Summer Sunset south pocket park. (Pic 6)



7. **We should consider signing this Roadstead Ct. cul-de-sac "NOT RESPONSIBLE FOR DAMAGE TO VEHICLES". These residents are parking such that their vehicles prevent this turf from being properly mowed. (Pic 7)**



8. Treat turf weeds in the Roadstead cul-de-sac turf.

9. I've mentioned that this hedge next to the first home on the inbound side of the south leg of Summer Sunset is the CDD's to maintain. Why is the eastern half beginning to fail? Is this fungal or irrigation related? (Pic 9>)

10. Spray turf weeds on the north side of the sidewalk on the north side of WSBlvd. west of Summer Sunset.

11. Make sure Crape Myrtles are scheduled to be pencil-pruned going into March.

12. Much of the turf on WSBlvd. is beautiful and green, but as you get closer to the Regency community, turf on ROWs and medians begins to become off-color. What is the difference here? Irrigation? Lack of fertilizer?

13. Make sure all Jatrophas on the WSBlvd. medians get a good cutback going into March.

14. What is the status of the pond bank mowing in Regency. There are still parts of the pond bank that appear to be quite tall.

15. There are trees along CGD close to the roundabout that Sunrise was paid to re-straighten and re-stake and the straps are broken or altogether missing. These need to be replaced.

16. Are the clumps of turf weeds in the CGD ROWs being treated? I did not observe any spray stakes.



17. **<u>This dead Sabal Palm on the east side of the Wolf Creek entrance (north leg) has been reported for two months. The two-year warranty expires October 23, 2026. Although I did request and receive a proposal from ULS to remove and replace. Is the developer going to request replacement from the installing contractor? (Pic 17)</u>**



18. Is ULS implementing anything outside the ordinary agronomics program to try to "kick-start" the off-color and weedy turf in the Hidden Branch east park? I know it is off-season and plant material is not taking up water and nutrients, but this is something that should be implemented going into spring. There are areas in the ROW that are mostly native Bermuda. (Pic 18)



19. Make sure the Magnolia on the Midship cul-de-sac receives good nutrients during the next ornamental fertilization event. It is looking thin.

20. **<u>This dead Sabal Palm in the west Hidden Branch pocket park has been reported for several months. The two-year warranty expires October 23, 2026. Although I did request and receive a proposal from ULS to remove and replace. Is the developer going to request replacement from the installing contractor? (Pic 20)</u>**



21. I will continue to monitor this Sabal Palm in the landscape buffer adjacent to the models on the south leg of Wolf Creek. The crown is not fully opening. Make sure this palm receives adequate amounts of Palm Special fertilizer including Boron. (Pic 21)



Covington Garden Drive., 30th Street, Everlong, Sea Branch

22. There are patches of bare turf forming in the north ROW of CGD between Wolf Creek and 30th Street. Are both vendors monitoring these and treating accordingly before the situation worsens? Clumps of grassy weeds continue in this ROW.

23. A vehicle has left the roadway and damaged a Magnolia on the west side of 30th Street approaching Jensen View from the north. Can ULS please attempt to straighten and re-stake this tree. Perhaps it will heal itself. (Pic 23)



24. Please improve the continuity of maintaining the Sweet Viburnum hedge along the west side of 30th Street at a consistent height.

25. **<u>This dead Sabal Palm in the perimeter of the lift station at the "previous" dead end of Everlong has been reported for a couple months. The two-year warranty expires August 12, 2027. Is the developer going to request replacement from the installing contractor? (Pic 25>)</u>**

26. Turf in the Turnbuckle mail kiosk park is thinning, bare in some areas and weedy. Also, the Podocarpus need to be topped. (Pic 26>)

27. I need to find out if Trimen fertilized the turf in the Founders' Club. It is off-color.

28. There are also ruts in the 30th Street median between Turnbuckle and Jensen View. Can ULS attempt to correct these?

29. Also, the turf is not green in these areas at all. These are some of the areas that seemed to have gone back and forth from being bone dry to being irrigated too much. Where do we stand with this now?

30. Irrigation was cycling in the landscape buffer on the west side of 30th Street during the inspection. I flagged a couple areas where the driplines had been slashed and were spraying water. I also spoke with a BCI rep. on-site and pointed them out. (Pic 30>)

31. A large section of turf on the Sea Branch cul-de-sac needs to be replaced. (Pic 31>)





30th Street, Creek Sand, Wildwind, Sea Branch





32. What is the irrigation situation in the Wildwind/Creek Sand interior pocket park? Turf still appears to be extremely dry, although the ROW turf is greener. (Pic 32)



33. There are still a lot of leaning Magnolias on the south 30th Street ROW. Can ULS straighten these?

Proposal

1. ULS to provide a proposal to remove this dead Sabal Palm on the WSBlvd. median just west of Summer Sunset and replace with a Sabal Palm of the same height. (Pic 1)



Tab 10

WATERSET SOUTH

LANDSCAPE INSPECTION REPORT



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John R. Toborg – Division Manager
Landscape Inspection Services

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Rizzetta & Company
Professionals in Community Management

Summary of Comments on Slide 1

Page: 2

Number: 1 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:30:51 PM
Spot weed treatment week of Jan 12

Number: 2 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:31:08 PM

Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:31:21 PM
Will be completed in January

Number: 3 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:33:28 PM

Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:32:47 PM
ULS requests to meet with Ballenger tech to assess coverage

Number: 4 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:33:16 PM
Will straighten 1/12/26

Golden Nettle Park, Roadstead, Waterset Blvd., Regency

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Page: 3

Number: 1 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:36:21 PM
Week of Jan 12

Number: 2 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:33:42 PM

Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:34:20 PM
ULS will apply liquid fert in pocket park once fungus is under control

Number: 3 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:37:12 PM
Will commence week of February 23

Number: 4 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:39:08 PM

Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:38:28 PM
Suspect irrigation related. Agronomics will assess week of Jan 12

Number: 5 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:38:51 PM
Will schedule cutbacks last week of February

Number: 6 Author: CristiCochran Subject: Sticky Note Date: 1/13/2026 7:04:19 AM
Week of Jan 12

Number: 7 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:40:24 PM
Will treat week of Jan 12

Number: 8 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:34:49 PM
Week of Jan 12

Number: 9 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:35:06 PM

Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:36:13 PM
Suspect irrigation as the hedge was full in grow season, will assess and fertilize

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Page: 4

Number: 1 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:46:16 PM
10-4

Number: 2 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:46:20 PM
10-4

Number: 3 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:46:03 PM
Turf was over-irrigated in December which promoted fungus creating off color. Blanket app of fungicide and weed control week of Jan 2 should resolve issue.

Covington Garden Drive., 30th Street, Everlong, Sea Branch

22. There are patches of bare turf forming in the north ROW of CGD between Wolf Creek and 30th Street. Are both vendors monitoring these and treating accordingly before the situation worsens? Clumps of grassy weeds continue in this ROW.

23. A vehicle has left the roadway and damaged a Magnolia on the west side of 30th Street approaching Jensen View from the north. Can ULS please attempt to straighten and re-stake this tree[2]. Perhaps it will heal itself. (Pic 23)



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Page: 5

Number: 1 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:47:34 PM
Week of Jan 12

Number: 2 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:46:52 PM
Will straighten mag 1/12/26

Number: 3 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:47:08 PM
10-4

Number: 4 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:48:54 PM
ULS requests to meet with Ballenger to to assess proper irrigation coverage Podocarpus prune week of Jan 12

30th Street, Creek Sand, Wildwind, Sea Branch





32. What is the irrigation situation in the Wildwind/Creek Sand interior pocket park? Turf still appears to be extremely dry, although the ROW turf is greener. (Pic 32)



33. There are still a lot of leaning Magnolias on the south 30th Street ROW. Can ULS straighten these? 1

Number: 1 Author: CristiCochran Subject: Sticky Note Date: 1/8/2026 1:49:25 PM
Will be completed January 13

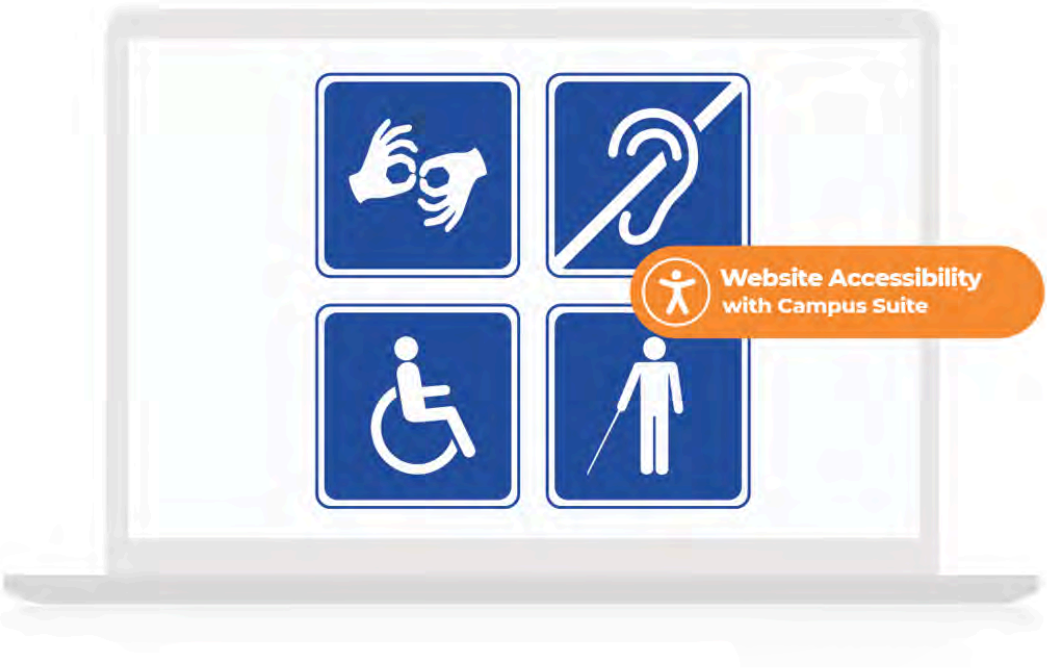
Proposal

1. ULS to provide a proposal to remove this dead Sabal Palm on the WSBlvd. median just west of Summer Sunset and replace with a Sabal Palm of the same height. (Pic 1)



Number: 1 Author: CristiCochran Subject: Sticky Note Date: 1/13/2026 7:15:48 AM
Work Order 210841

Tab 11



Quarterly Compliance Audit Report

Waterset South

Date: December 2025 - 4th Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

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

Table of Contents

Compliance Audit

Overview 2
Compliance Criteria 2
ADA Accessibility 2
Florida Statute Compliance 3
Audit Process 3

Audit results

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

Helpful information:

Accessibility overview 6
ADA Compliance Categories 7
Web Accessibility Glossary 11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: PASSED

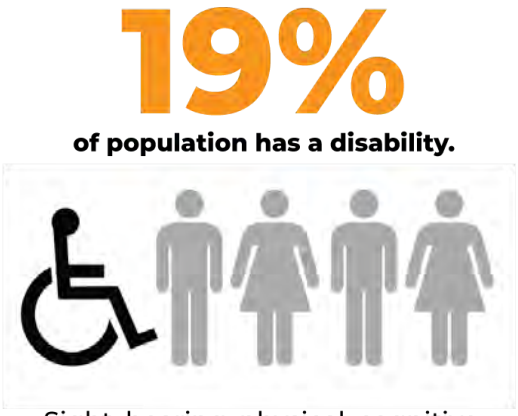
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

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

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

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

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acroba*t

Making videos accessible

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

Helpful article: *http://webaim.org/techniques/captions*

Making forms accessible

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

Helpful article: *http://webaim.org/techniques/forms*

Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 12

Proposal #210841

Date: 1/13/2026

PO #

Customer:
John ToBorg Rizzetta & Company 3434 Colwell Ave Tampa, FL 33614

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

2026 Replace Sabal Palm Waterset Blvd West of Summer Sunset

Provide Labor, Equipment and Material to Replace Sabal Palm That Declined on Waterset Blvd Median, West of Summer Sunset With 10-12' CT Sabal, Stake Tree, Create 8-10' Tree Saucer, Haul Debris



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	$778.64

By _____ **By** _____

Cristi Cochran

Date 1/13/2026 **Date** _____

United Land Services **Waterset South CDD**

Services

Property Improvements

Terms & Conditions

Tab 13

BALLENGER LANDCARE

Proposal #804

Date: 1/29/2026

Customer:	Property:
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614	Waterset South CDD Apollo Beach, FL

WSS B controller zone 20 replaced 1 1/2" drip valve

This proposal is for the replacement of the WSS B Controller Zone 20 1-1/2" drip valve assembly.

The drip valve is covered under warranty; this proposal includes labor and miscellaneous materials only.



Irrgation Repair

Irrigation Repair

Irrigation Repair Price:	**$426.04**

Subtotal	$426.04
Estimated Tax	$0.00
Total	**$426.04**

Terms & Conditions

By	Christopher Zotti	**By**	
	Christopher Zotti		
Date	1/29/2026	**Date**	
	Ballenger Landcare Inc		**Waterset South CDD**

Tab 14

BALLENGER LANDCARE

Proposal #742

Date: 1/7/2026

Customer:
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property:
Waterset South CDD Apollo Beach, FL

Broken lateral pipe

Waterset South G1 CONTROLLER @t Jensen view, 30st, Has a broken lateral pipe for drip zones.





Irrigation Repair

Irrigation Repair

Irrigation Repair Price:	**$424.91**

Subtotal	$424.91
Estimated Tax	$0.00
Total	**$424.91**

Terms & Conditions

By	Christopher Zotti	**By**	
	Christopher Zotti		
Date	1/7/2026	**Date**	13/01/2026
	Ballenger Landcare Inc		**Waterset South CDD**

OpportunityProposalWSSBrokenLateralPipe (002)

Final Audit Report 2026-01-13

Created:	2026-01-13
By:	Derrick Evans (devans@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAb-ffXnQM8BZLuTnbxT88JGjaxtzoTmiZ

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2026-01-13 - 9:45:57 PM GMT

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2026-01-13 - 9:47:20 PM GMT

Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2026-01-13 - 9:47:55 PM GMT - Time Source: server

Agreement completed.
2026-01-13 - 9:47:55 PM GMT

Adobe Acrobat Sign

BALLENGER LANDCARE

Proposal #739

Date: 1/6/2026

Customer:
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property:
Waterset South CDD Apollo Beach, FL

C controller zone 20 Stuck on

C controller zone 20 stuck on, needs valve replacement.





Irrigation Repair

Irrigation Repair

Irrigation Repair Price:	**$708.61**

Subtotal	$708.61
Estimated Tax	$0.00
Total	**$708.61**

Terms & Conditions

By	Christopher Zotti	**By**	
	Christopher Zotti		
Date	1/6/2026	**Date**	13/01/2026
	Ballenger Landcare Inc		**Waterset South CDD**

OpportunityProposalWSSCcontrolStuck

Final Audit Report 2026-01-13

Created:	2026-01-13
By:	Derrick Evans (devans@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATcKdjt-KwJBMPkiSHcBDYv9-9QaLfbGH

"OpportunityProposalWSSCcontrolStuck" History

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2026-01-13 - 9:48:52 PM GMT

Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2026-01-13 - 9:49:25 PM GMT - Time Source: server

Agreement completed.
2026-01-13 - 9:49:25 PM GMT

Tab 15

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Waterset South Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District per F.S. 190.006(6).

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

Section 1. Amanda King is appointed Chairman.

Section 2. Pete Williams is appointed Vice Chairman.

Section 3. Lynda McMorrow is appointed Assistant Secretary.
Deneen Klenke is appointed Assistant Secretary.
John Blakley is appointed Assistant Secretary.
Stephanie DeLuna is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary
Shawn Wildermuth is appointed AssistantTreasurer
Scott Brizendine is appointed Treasurer

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF FEBRUARY, 2026

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN/VICE CHAIRMAN

ATTEST:

_____
SECRETARY/ASST SECRETARY

Tab 16

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE RECORDING OF THE NOTICE OF BOUNDARY AMENDMENT OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waterset South Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District was established by Ordinance 22-19, adopted by the Board of County Commissioners in and for Hillsborough County, Florida, which became effective on July 27, 2022, and amended by Ordinance 25-9, which became effective on February 12, 2025; and

WHEREAS, the District amended its boundaries by Ordinance 25-9, adopted by the Board of County Commissioners in and for Hillsborough County, Florida, which became effective on January February 12, 2025; and

WHEREAS, the District again amended its boundaries by Ordinance 26-3, adopted by the Board of County Commissioners in and for Hillsborough County, Florida, which became effective on January 14, 2026; and

WHEREAS, Section 190.0485, *Florida Statutes*, requires a "Notice of Boundary Amendment" to be filed within 30 days after the effective date of the rule; and

WHEREAS, Kutak Rock LLP, has arranged for the recording of the "Notice of Boundary Amendment of the Waterset South Community Development District" with the Hillsborough County Clerk of the Court to ensure compliance with Florida law.

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

SECTION 1. AUTHORIZATION OR RATIFICATION. The action of Kutak Rock LLP in recording the Notice of Boundary Amendment, attached hereto as **Exhibit A,** of the Waterset South Community Development District is hereby ratified.

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of February, 2026.

ATTEST:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____

_____

Secretary / Assistant Secretary Chairperson, Board of Supervisors

Exhibit A: Notice of Boundary Amendment

Exhibit A

Notice of Boundary Amendment

Instrument #: 2026024020, Pg 1 of 4, 1/21/2026 1:50:44 PM Deputy Clerk: OSERVICE Victor D. Crist, Clerk of the Circuit Court Hillsborough County

This instrument prepared by and upon
recording should be returned to:

Alyssa C. Willson, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

This space reserved for use by Clerk of the Circuit Court

NOTICE OF BOUNDARY AMENDMENT OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on January 13, 2026, the County Commission of Hillsborough County, Florida, adopted Ordinance No. 26-3, which became effective on January 14, 2026, amending the boundaries of the Waterset South Community Development District ("District"). The legal description of the lands currently within the amended boundary of the District is attached hereto as Exhibit A. The District was established under the Hillsborough County, Florida Ordinance No. 22-19, which became effective July 27, 2022, as amended by Ordinance 25-9, which became effective February 12, 2025. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Commerce in accordance with Section 189.416, *Florida Statutes*.

THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE

SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 21st day of January, 2026, and recorded in the Official Records of Hillsborough County, Florida.

Alyssa C. Willson

Alyssa C. Willson, District Counsel
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Witness

Print Name
Address: 107 West College Avenue
Tallahassee, Florida 32301

Witness

Gabe McKee
Print Name
Address: 107 West College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21st day of January, 2026, by Alyssa C. Willson, District Counsel to the Waterset South Community Development District, who is personally known to me and did not take the oath.

(NOTARY SEAL)

REBECCA B. ENFINGER
MY COMMISSION # HH 426384
EXPIRES: November 26, 2027

Rebecca B. Enfinger
Notary Public, State of Florida
Name: Rebecca B. Enfinger
(Name of Notary Public, Printed, Stamped or typed as Commissioned)

EXHIBIT A

LEGAL DESCRIPTION OF AMENDED DISTRICT

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.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL 2 [PHASE I)
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 Southwest corner of said Section 34, run thence along the West boundary of the Southwest 1/4 of said Section 34, N.00°37'12"E., 47.38 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, also being a point on the Southerly boundary of Waterset South Community Development District, as recorded in Instrument #: 2025070821, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of Waterset South Community Development District, the following twelve (12) courses: 1) along the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, S.88°36'23"E., 268.09 feet; 2) N.00°03'46"W., 351.58 feet to a point of curvature; 3) Northerly, 448.95 feet along the arc of a curve to the left having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing N.06°18'00"W., 448.06 feet) to a point of reverse curvature; 4) Northerly, 284.26 feet along the arc of a curve to the right having a radius of 1938.00 feet and a central angle of 08°24'15" (chord bearing N.08°20'07"W., 284.01 feet) to the **POINT OF BEGINNING**; 5) continue Northerly, 161.19 feet along the arc of said curve to the right having the same radius of 1938.00 feet and a central angle of 04°45'56" (chord bearing N.01°45'02"W., 161.15 feet) to a point of tangency; 6) N.00°37'56"E., 1016.67 feet to a point of curvature; 7) Northerly, 255.23 feet along the arc of a curve to the right having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing N.05°23'11"E., 254.93 feet); 8) S.79°51'35"E., 623.86 feet; 9) S.30°00'00"E., 320.00 feet; 10) S.60°00'00"E., 910.00 feet; 11) S.20°00'00"E., 730.00 feet; 12) SOUTH, 580.00 feet; thence S.18°00'00"W., 226.70 feet; thence N.69°51'10"W., 306.15 feet to a point on a curve; thence Westerly, 79.43 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 45°30'36" (chord bearing S.68°39'43"W., 77.36 feet) to a point of tangency; thence N.88°34'59"W., 75.24 feet; thence S.01°25'09"W., 8.00 feet; thence N.88°34'51"W., 57.75 feet to a point on a curve; thence Westerly, 40.97 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 08°47'27" (chord bearing S.87°01'17"W., 40.93 feet) to a point of tangency; thence S.82°37'34"W., 120.87 feet to a point of curvature; thence Westerly, 107.03 feet along the arc of a curve to the right having a radius of 723.00 feet and a central angle of 08°28'55" (chord bearing S.86°52'01"W., 106.93 feet) to a point of tangency; thence N.88°53'32"W., 387.34 feet to a point of curvature; thence Northwesterly, 424.02 feet along the arc of a curve to the right having a radius of 286.00 feet and a central angle of 84°56'47" (chord bearing N.46°25'08"W., 386.24 feet) to a point of reverse curvature; thence Northerly, 348.71 feet along the arc of a curve to the left having a radius of 2326.88 feet and a central angle of 08°35'11" (chord bearing N.08°14'20"W., 348.38 feet) to a point of reverse curvature; thence Northerly, 166.45 feet along the arc of a curve to the right having a radius of 1677.98 feet and a central angle of 05°41'01" (chord bearing N.09°41'25"W., 166.38 feet) to a point of reverse curvature; thence Northwesterly, 156.44 feet along the arc of a curve to the left having a radius of 105.00 feet and a central angle of 85°22'03" (chord bearing N.49°31'56"W., 142.37 feet) to a point of tangency; thence S.87°47'02"W., 134.75 feet to a point of curvature; thence Southwesterly, 40.11 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°55'02" (chord bearing S.41°49'31"W., 35.94 feet) to the **POINT OF BEGINNING.**

Containing 69.411 acres, more or less.

ALTOGETHER containing 869.617 acres, more or less.

Tab 17

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*, AS A RESULT OF EXPANSION OF THE DISTRICT'S BOUNDARIES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset South Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") previously adopted Resolutions 2022-20, 2023-03, 2025-09 and 2025-11 authorizing the use of the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method"), over certain lands within the District as described therein; and

WHEREAS, the external boundaries of the District were expanded in order to include an additional parcel of land in 2026 (the "Expansion Parcel"); and

WHEREAS, the District, pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the Board to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments for the Expansion Parcel.

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

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2026 at 10:00 a.m., at 2700 S. Falkenburg Road, #2745, Riverview, Florida 33578.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

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

PASSED AND ADOPTED this 12th day of February, 2026.

ATTEST**:**

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____

Secretary / Assistant Secretary

_____

Chairperson, Board of Supervisors

Tab 18

AGREEMENT FOR IRRIGATION MAINTENANCE SERVICES BETWEEN WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AND SPRINKLER SOLUTIONS OF FLORIDA, INC.

[FOUNDERS' CLUB]

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2026, 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, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

Sprinkler Solutions of Florida, Inc., a Florida corporation, whose address is 401 North Parsons Avenue, Suite 106-A, Brandon, Florida 33510 (the "Contractor").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide irrigation maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the "Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional irrigation maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF IRRIGATION MAINTENANCE SERVICES. The Contractor will provide irrigation maintenance services for the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Four Thousand Twenty-Eight Dollars ($4,028.00) per year for the initial term and first annual renewal term. The District agrees to pay the Contractor Four Thousand Four Hundred Seventeen Dollars ($4,417.00) per year for the second and third annual renewal terms. The Agreement shall be automatically renewed for three additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally,

nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this

Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. **If to Contractor:** Sprinkler Solutions of Florida, Inc.
401 North Parsons Avenue, Suite 106-A
Brandon, Florida 33510
Attn: _____

B. **If to District:** Waterset South Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Stephanie DeLuna** (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, RIZZETTA & COMPANY, INC., 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, (813) 933-5571, INFO@RIZZETTA.COM

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (the "Public Integrity Laws") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (the "Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 33. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

Attest:	**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Signature of Secretary	Signature of Chairperson, Board of Supervisors
Witness:	**SPRINKLER SOLUTIONS OF FLORIDA, INC.**
_____	By:_____
Signature of Witness	
_____	Print Name:_____
	Title: _____

Exhibit A: Scope of Services

EXHIBIT A

Scope of Services

WATERSET SOUTH CDD
FOUNDERS' CLUB IRRIGATION MAINTENANCE
BID FROM
(initial term)

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) **(Initial Term)**	**$** 4028.00 **/Yr.**
First Annual Renewal	**$** 4028.00 **/Yr.**
Second Annual Renewal	**$** 4417.00 **/Yr.**
Third Annual Renewal	**$** 4417.00 **/Yr.**

Freeze Protection (description of ability) In the event the National Weather Service predicts a freeze warning, the water will be turned off and the backflow prevention device drained of water. Once all freeze warnings have expired, the system will be turned back on and properly energized

$ 75.00 /hr **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 145.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Sprinkler Solutions of Florida

Contractor/Firm Name

401 North Parsons Ave, Unit 106-A

Firm Address

Brandon, FL 33510

City/State/Zip

813-503-1228

Phone Number Fax Number

Gail Huff, Maintenance Manager

Name and Title of Representative

(Please Print)

Representative's Signature **Gail S Huff**

11/6/2025

Date

WATERSET SOUTH CDD
FOUNDERS' CLUB IRRIGATION MAINTENANCE
BID FROM
(first annual renewal)

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) **(First Annual Renewal)** **$** 4028.00 **/Yr.**

Second Annual Renewal **$** 4417.00 **/Yr.**

Third Annual Renewal **$** 4417.00 **/Yr.**

Freeze Protection (description of ability) In the event the National Weather Service predicts a freeze warning, the water will be turned off and the backflow prevention device drained of water. Once all freeze warnings have expired, the system will be turned back on and properly energized

$ 75.00 /hr **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 145.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name Sprinkler Solutions of Florida

Firm Address 401 North Parsons Unit 106-A

City/State/Zip Brandon, FL 33510

Phone Number 813-503-1228 Fax Number

Name and Title of Representative Gail Huff, Maintenance Manager
(Please Print)

Representative's Signature Gail S Huff

Date 11/6/2025

WATERSET SOUTH CDD
FOUNDERS' CLUB IRRIGATION MAINTENANCE
BID FROM
(second annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) **(Second Annual Renewal)** **$** 4417.00 **/Yr.**

Third Annual Renewal **$** 4417.00 **/Yr.**

Freeze Protection (description of ability) In the event the National Weather Service predicts a freeze warning, the water will be turned off and the backflow prevention device drained of water. Once all freeze warnings have expired, the system will be turned back on and properly energized

$ 75.00 /hr **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 145.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name Sprinkler Solutions of Florida

Firm Address 401 North Parsons

City/State/Zip Brandon, FL 33510

Phone Number 813-503-1228 Fax Number

Name and Title of Representative Gail Huff, Maintenance Manager
(Please Print)

Representative's Signature Gail S Huff

Date 11/6/2025

WATERSET SOUTH CDD
FOUNDERS' CLUB IRRIGATION MAINTENANCE
BID FROM
(third annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) **(third Annual Renewal)** **$** 4417.00 **/Yr.**

Freeze Protection (description of ability) In the event the National Weather Service predicts a freeze warning, the water will be turned off and the backflow prevention device drained of water. Once all freeze warnings have expired, the system will be turned back on and properly energized

$ 75.00 /hr **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 145.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name Sprinkler Solutions of Florida

Firm Address 401 North Parsons, Unit 106-A

City/State/Zip Brandon, FL 33510

Phone Number 813-503-1228 Fax Number

Name and Title of Representative Gail Huff, Maintenance Manager
(Please Print)

Representative's Signature Gail S Huff

Date 11/6/2025

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test all irrigation system components at least one (1) time per month. *Please provide a component list so that a thorough Scope of Services can be compiled.*

A. Irrigation Controllers

1. Supply and operate IMMS software (if present)
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Maintain ET sensor systems
5. Program necessary timing changes based on site conditions
6. Test back up programming support devices
7. Include Hunter annual subscription charges
8. Update firmware in decoders and faceplates as needed
9. Record site rain gauge readings

B. Water Sources

1. Visual inspection of water sources and record meter readings
2. Clean ALL strainers and filters
3. **Inspect each pump/well weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation heads
7. Programming irrigation controllers for quarterly annual installation

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Major below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is

to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below-ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. After the thirty (30) day period has expired, Contractor shall assume responsibility for any and all maintenance costs, including parts and labor, associated with the irrigation system repairs/replacements of 2 inches or less, to include, but not limited to, malfunctioning sprinkler heads, microjet heads, nozzles, drip and delivery lines. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for and receive a variance after prior approval from the District. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per application to provide freeze protection for any and all irrigation and water source components susceptible to freezing.

SPRINKLER SOLUTIONS OF FLORIDA, INC.

Waterset South Founders Club Parts List
Examples of commonly used maintenance parts

Hunter ICD-100.....$290.40
Hunter ICV-FS-R 1-1/2" Valve.....$384.44
Hunter ICV-FS-R 1" Valve.....$240.10
Hunter Spray PRO-06-30PRS.....$32.82
Hunter Spray PRO-06-40PRS.....$33.54
Hunter I20-06-R.....$52.58

Tab 19

FIRST AMENDMENT TO AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES BETWEEN WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AND UNITED LAND SERVICES OPERATING, LLC

[ADDING FOUNDERS CLUB]

THIS FIRST AMENDMENT (the "First Amendment") is made and entered into this _____ day of _____, 2026, 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, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

United Land Services Operating, LLC, a Delaware limited liability company, whose address is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223 (the "Contractor", together with the District, the "Parties").

RECITALS

WHEREAS, the Parties previously entered into that certain *Agreement for Landscape Maintenance Services between Waterset South Community Development District and United Land Services Operating, LLC,* dated December 23, 2024, (the "Agreement"); and

WHEREAS, Section 11 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement to add to the Scope of Services and increase the total compensation due to the Contractor as set forth in more detail below and in the Contractor's proposal attached hereto as **Exhibit A.**

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this First Amendment.

SECTION 2. AMENDMENT OF THE AGREEMENT. Exhibit A of the Agreement is hereby amended to provide for the additional services as set forth in the attached **Exhibit A** (hereinafter the "Additional Services"). As compensation for the Additional Services, the District agrees to pay the Contractor an additional Twenty-Eight Thousand Five Hundred Thirty-Six Dollars and No Cents ($28,536.00) per year, payable in twelve (12) monthly installments of Two Thousand Three Hundred Seventy-Eight Dollars and No Cents ($2,378.00), in accordance with the terms of the Agreement.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this First Amendment on the day and year first written above.

Attest:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
Signature of Secretary

_____
Signature of Chairperson, Board of Supervisors

Witness:

UNITED LAND SERVICES OPERATING, LLC

_____
Signature of Witness

By:_____

_____

Print Name:_____

Title: _____

Exhibit A: Scope of Additional Services

EXHIBIT A

Scope of Additional Services

WATERSET SOUTH CDD
FOUNDERS' CLUB LANDSCAPE BID FORMS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, the Proposer must submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance $ 22,788 **/Year**

Storm Cleanup $ 125 /hr.

Freeze Protection (description of ability) ULS will provide time and labor to guard plant material at request of client per square footage of requested areas.

$ TBD /application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)

Hand Watering

$ 45 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) $ 5,240 **/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-2-11 Polyon 100%+45% pr	4lb per 1000 SqFt	380 lbs	$527.55
April	Resolute 9lbs @.75 lb ai/A	55lbs/1000 SqFt	52 lbs	$527.55
May	24-2-11 Polyon 100%+45% pr	2lb / 1000sf	190 lbs	$527.55

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				
July	12-0-0 chelated slow release l	8 floz / 1000 Sqft.	6 gallon	$527.55
August	12-0-0 chelated slow release l	8 floz / 1000 Sqft..	6 gallon	$527.55
October	24-2-11 Polyon 100%+45% pr	4lb per 1000 SqFt	380 lb	$527.55

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA	Not in Plans provided			

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	4.0 Lbs/1000 SqFt	97 lbs	$527.55
May	8-10-10	4.0 Lbs/1000 SqFt	97 lbs	$527.55
October	8-10-10	4.0 Lbs/1000 SqFt	97 lbs	$527.55

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+ FeMnMg	1.5 Lbs/100 SqFt	40 lb	$125
May	8-2-12+ FeMnMg	1.5 Lbs/100 SqFt	40 lb	$125
October	8-2-12+ FeMnMg	1.5 Lbs/100 SqFt	40 lb	$125
November	8-2-12+ FeMnMg	1.5 Lbs/100 SqFt	40 lb	$125

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA	contingent upon soil sample	for fertilizer modification based	on pH	

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 500 /Year
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) $ 720 /Year
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Royal Palm	6	1	$30	$720

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 650/acre / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Installation of Pine Bark Mulch (All labor and materials) $ 26,390 /Year
(if both topdressings are performed)

(Do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of proposing, Contractor shall install:

203 CY Pine Bark Mulch per specs for the first top-dressing at:
$ 65 /CY (app. October)

And
203 Pine Bark Mulch per specs for the second top-dressing at:
$ 65 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

$ 28,630 **/ (INITIAL TERM)**

FIRST ANNUAL RENEWAL	$ 28,530 /Year*
SECOND ANNUAL RENEWAL	$ 29,966 /Year*
THIRD ANNUAL RENEWAL	$ 29,966 /Year*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

Contractor/Firm Name United Land Services

Firm Address 4195 62nd Ave. N.

City/State/Zip Pinellas Park, FL, 33781

Phone Number 813-476-0304 Fax Number n/a

Name and Title of Representative Kyle DuBois
(Please Print)

Representative's Signature

Date 11.5.25

WATERSET SOUTH CDD
FOUNDERS' CLUB LANDSCAPE BID FORMS
(second annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal of the contract.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$** 25,931 **/Year**

Storm Cleanup $ 125 /hr.

Freeze Protection (description of ability) ULS will provide time and labor to guard plant material at request of client per square footage of requested areas

$ TBD /application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)

Hand Watering

$ 45 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$** 5,510 **/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	same as year one			$ 556.66
				$ 556.66
				$ 556.66

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				
	same as year one			$ 556.66
				$ 556.66
				$ 556.66

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA	same as year one			

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	same as year one			$ 556.66
				$ 556.66
				$ 556.66

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	same as year one			$125
				$125
				$125
				$125

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	same as year one			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 525 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) $ 720 **/Year**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Royal Palm	6	1	$ 30	$ 720

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 650/acre / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Installation of Pine Bark Mulch (All labor and materials) $ 26,390 /Year
(if both topdressings are performed)

(Do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of proposing, Contractor shall install:

203 CY Pine Bark Mulch per specs for the first top-dressing at:
$ 65 /CY (app. October)

And
203 Pine Bark Mulch per specs for the second top-dressing at:
$ 65 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

$ 29,966 /second annual renewal

THIRD ANNUAL RENEWAL $ 29,966 /Year*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

Tab 20

BILL OF SALE
(Waterset Wolf Creek Phase E)

KNOW ALL MEN BY THESE PRESENTS, that **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company, whose address for purposes hereof is 3162 South Falkenburg Road, Riverview, Florida 33578 ("**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by the **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes ("**District**"), whose address is c/o Rizzetta & Company, Incorporated, 9428 Camden Field Parkway, Riverview, Florida 33578, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the "**Personal Property**"), to-wit:

See **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District's own use forever, free and clear and discharged of and from any and all obligations, claims or liens to the extent arising under or through Grantor.

AND the Grantor does hereby represent and warrant to the District, its successors and assigns, that (a) Grantor has not previously conveyed the Personal Property to any other party; (b) all contractors and subcontractors furnishing services or materials relative to the Personal Property, pursuant to contracts with Grantor, have been paid in full, and (c) Grantor has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Grantor to the District, and the District hereby accepts the Personal Property, in its "as-is" condition.

[Signatures Begin on Following Page]

[Grantor's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Grantor has caused this instrument to be delivered in its name this _____ day of _____, 2026.

GRANTOR:

Signed, sealed and delivered
in the presence of:

NNP-SOUTHBEND II, LLC,
a Delaware limited liability company

_____

By: _____
Len Jaffe, Vice President

Print Name: _____

_____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this _____ day of _____, 2026, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

_____
NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

DISTRICT:

Signed, sealed and delivered
in the presence of:

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

_____

Print Name: _____

By: _____
Amanda King, Chairman of the Board of Supervisors

_____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this _____ day of _____, 2026, by Amanda King, as Chairman of the Board of Supervisors of Waterset South Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

_____
NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

Exhibit A

Personal Property

All of Grantor's right, title and interest in and to all fixtures and improvements owned by Grantor (herein, the "**Fixtures and Improvements**") on, under or within the following described land (the "**Real Property**") in Hillsborough County, Florida, together with all of Grantor's right, title, interest and benefit in, to, and under, the following plans, reports and documents relating to the Fixtures and Improvements or the operation of the Fixtures and Improvements: (i) all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and (ii) all third party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnifications, and agreements given with respect to the construction, installation or composition of the Fixtures and Improvements:

REAL PROPERTY

Tracts "B-21B", "B-21C" and "B-21D", according to the plat of WATERSET WOLF CREEK PHASE E, as recorded in Plat Book 149, Pages 103 through 125, inclusive, of the Public Records of Hillsborough County, Florida (the "**Plat**") together with a non-exclusive easement over all (CDD) Drainage and Access Easement areas as shown on the Plat.

Consideration: $10.00
Documentary Stamps: $.70

Prepared by and after recording return to:
Jessica Paz Mahoney, Esq.
MAHONEY LAW GROUP, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Portion of Folio #s.: 054244-1862

SPECIAL WARRANTY DEED
(Waterset Wolf Creek Phase E)

THIS SPECIAL WARRANTY DEED ("**Deed**") is made this ___ day of _____, 2026, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 3162 South Falkenburg Road, Riverview, Florida 33578, in favor of **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o Rizzetta & Company, Incorporated, 9428 Camden Field Parkway, Riverview, Florida 33578.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

See **Exhibit A** attached hereto and incorporate herein by this reference.

TO HAVE AND TO HOLD the Property, together with the tenements hereditaments and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: (a) taxes for the year 2026 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures Begin on Following Page]

[Grantor's Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

NNP-SOUTHBEND II, LLC,
a Delaware limited liability company

By: _____
Len Jaffe, Vice President

_____
Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

_____
Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [_X_] physical presence or [____] online notarization, this _____ day of _____, 2026, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

_____
NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

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

By: _____
Amanda King, Chairman of the Board of Supervisors

_____
Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

_____
Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [_X_] physical presence or [____] online notarization, this _____ day of _____, 2026, by Amanda King, as Chairman of the Board of Supervisors of Waterset South Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

_____
NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

Exhibit A

Property

Tracts "B-21B", "B-21C" and "B-21D", according to the plat of WATERSET WOLF CREEK PHASE E, as recorded in Plat Book 149, Pages 103 through 125, inclusive, of the Public Records of Hillsborough County, Florida (the "**Plat**") together with a non-exclusive easement over all (CDD) Drainage and Access Easement areas as shown on the Plat for the purposes described on the Plat.

Tab 21

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

Check Request

Amount: $2,506.17

Date: 02/05/2026

Payable To: Waterset Central CDD

Address: 3434 Colwell Ave., Suite 200 Tampa, FL 33614

Reason: Reimburse Waterset Central for South purchases made with Central debit card.

Requestor: Karla Pena (Staff Accountant)

Directions for Check: See coding below

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Maintenance & Repairs	Janitorial Supplies	Office Supplies
				001-57200-4619	001-57200-4647	001-57200-4707	001-57200-5101
Date	**Vendor Name**	**Description**	**Amount**				
12/22/25	The Home Depot	Key Schlage, Doorstop, Combination Lock - WSS Purchase	(257.11)		(257.11)		
12/26/25	Amazon	Drawer Storage Cabinet - WSS Purchase	(139.97)				(139.97)
12/29/25	Amazon	Plastic Sign Holders, Scissors, Copy Printer Paper - WSS Purchase	(434.33)				(434.33)
12/29/25	Amazon	Business Card Holder, Staples, Sticky Notes - WSS Purchase	(33.98)				(33.98)
12/29/25	Amazon	Wooden Bookshelf - WSS Purchase	(126.64)				(126.64)
01/05/26	Amazon	Grade Dog Waste Station Refill Roll Bags - WSS Purchase	(281.66)	(281.66)			
01/05/26	Amazon	Pens, Folders, Note Pad - WSS Purchase	(90.85)				(90.85)
01/06/26	Amazon	Desinfectant Concentrate, Mop Bucket Combo - WSS Purchase	(103.97)	(103.97)			
01/06/26	Amazon	Nitrile Gloves, Trash Bags - WSS Purchase	(153.76)	(153.76)			
01/06/26	Amazon	Zip Ties, Mouse Pad, Laminator - WSS Purchase	(115.33)				(115.33)
01/06/26	Amazon	Vinegar Glass Cleaner, Cleaner Refill - WSS Purchase	(66.52)			(66.52)	
01/06/26	Amazon	Dog Refill Bags, Dustpan Set - WSS Purchase	(371.39)	(371.39)			
01/06/26	Amazon	Wet Wipes, Cleaner Spray, Microfiber Towels - WSS Purchase	(283.06)	(283.06)			
01/16/26	Amazon	Power Adapter, Binder Clips - WSS Purchase	(47.60)				(47.60)
	TOTAL	001-10101-184	**(2,506.17)**	**(1,193.84)**	**(257.11)**	**(66.52)**	**(988.70)**

South



How doers get more done.

3730 SUN CITY CTR.BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00003 97273 12/19/25 12:14 PM
SALE CASHIER LEOJAZON

736511500684 68SCHLAGEKEY <A>
BRASS 68 KEY SCHLAGE
11@4.97 54.67N
736511500677 67WEISERKEY <A>
BRASS 67 KEY WEISER
20@4.97 99.40N
736511500950 95KEYSCHLAGE <A>
BRASS 95 KEY SCHLAGE
5@4.97 24.85N
074523224045 DOORSTOP <A>
HEAVY DUTY DOORSTOP WALNUT 2 PACK
3@4.93 14.79N
071649214493 1-9/16IN (40 <A>
ML 1-9/16" 4-DIAL RESET COMBO LOCK
5@12.68 63.40N

SUBTOTAL 257.11
SALES TAX 0.00
TAX EXEMPT
TOTAL $257.11
XXXXXXXXXXXX4993 VISA
USD$ 257.11
AUTH CODE 088625/8034491 TA
Chip Read
AID A0000000980840 US DEBIT

P.O.#/JOB NAME: 0
6951 12/19/25 12:14 PM



6951 03 97273 12/19/2025 1592

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	03/19/2026

Order Summary

Order placed December 23, 2025 Order # 113-7350266-5805015

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$129.98
Shipping & Handling:	$19.99
Your Coupon Savings:	-$10.00
Total before tax:	$139.97
Estimated tax to be collected:	$0.00
Grand Total:	**$139.97**

Arriving December 30 - January 2



MIIIKO 5 Drawer Storage Cabinet with Door and Shelf, Mobile Lateral Cabinet on Wheels, Office Small Organizer Printer Stand, White File Cabinets
Sold by: BMS-US
Supplied by: Other
$129.98

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Order Summary

Order placed December 23, 2025 Order # 113-6025038-6544241

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$468.31
Shipping & Handling:	$0.00
Total before tax:	$468.31
Estimated tax to be collected:	$0.00
Grand Total:	**$468.31**

Arriving Monday



Amazon Basics 50 sheet Wide Ruled Lined Writing Note Pad, 8.5" x 11.75", 12-Pack, 600 Perforated Sheets, Canary
Sold by: Amazon.com
Supplied by: Other
$13.25



Amazon Basics Desktop Stapler with 1000 Staples, Office Stapler, Lightweight, Easy to Use, 25 Sheet Capacity, Non-Slip, Black, 3 Pack
Sold by: Amazon.com
Supplied by: Other
$9.03



Amazon Basics Sticky Notes, 4x6 Inches, Assorted Colors Self-Stick Pads, Easy to Post for Home, Office, Notebook, 100 sheets/Pad, Pack of 5
Sold by: Amazon.com
Supplied by: Other
$7.49



Reli. 6-10 Gallon Trash Bags | 1000 Bags | Clear | Bathroom | Strong | Garbage
Sold by: Reli.
Supplied by: Other
$39.69

Arriving December 30



Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 8 Reams (4,000 Sheets), 92 Bright, White
Sold by: Amazon.com
Supplied by: Other
$44.80

Arriving Saturday



Marbrasse 6 Tier Paper Organizer Letter Tray - Mesh Desk File Organizer with Handle, Paper Sorter Organizer for Letter/A4 Office File Folder Holder - Black
Sold by: Marbrasse
Supplied by: Other
$20.99



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage Bags - Made in USA
Sold by: Shop-Square
Supplied by: Other
$39.99



xydstay Acrylic Brochure Holder 8.5x11 Inches Slant Back Design, Clear Display Stand, Plastic Table Stand Sign Holder,Pamphlet Holder Flyer Holder, Acrylic Display Stand,for Office, Home, Store, 2 Pack
Sold by: xyd-direct
Supplied by: Other
$19.99



Black Plastic Clipboards (Set of 6) Multipack - 12.5x9 Inch Clipboard Holds 100 Sheets, Low Profile | Colored Acrylic Clip Boards in Bulk for Kids & Professionals
Sold by: maxfind
Supplied by: Other
$28.88



NIUBEE 10 Pack Acrylic Sign Holder 8.5 x 11 inches Clear Wall Mount Frame Bonus , Wall Mount Plastic Sign Holder Perfect for Home, Office, Store, Restaurant- Vertical
Sold by: Niu Bee
Supplied by: Other
$46.99



Seville Classics 2-Pack Steel Mesh Round Trashcan Wastebasket for Trash or Recycle in The Home, Office, or Garage, Black, 6 Gallon
Sold by: Amazon.com
Supplied by: Other
$26.99



Marbrasse Desk Organizer with File Holder, 5-Tier Paper Letter Tray Organizer with Drawer and 2 Pen Holder, Mesh Desktop Organizer and Storage with Magazine Holder for Office Supplies(Black)
Sold by: Marbrasse
Supplied by: Other
$34.49



MaxGear Acrylic Business Card Holder for Desk Multiple Business Card Holders, Premium Cards Stand for Workspace, Clear Plastic Display Holder with 4 Tier for Office, 8 Pocket, 400 Cards Capacity
Sold by: MaxGear.LLC
Supplied by: Other
$8.99



Hangerspace Suction Cup Hooks, 1.77 Inches Clear PVC Suction Cups with Metal Hooks Removable Small Suction Cups for Shower Bathroom Kitchen Wall Window Glass Door 12 Pack
Sold by: Jadkysarh Official
Supplied by: Other
$6.99



Scissors, Hnncugty 8" Scissors All Purpose Bulk Set of 6-Pack, Sharp Shears for Office Home Craft Sewing Fabric, High/Middle School Supplies Student Teacher Supplies, Comfort Grip Right/Left Handed
Sold by: Lnnty
Supplied by: Other
$9.99



Officemate Standard Staples, 10 Boxes of 5,000 (50,000 Total), 1/4" Full-Strip General Purpose Staples, Fits Standard Desktop and Office Staplers, 20-Sheet Capacity
Sold by: Amazon.com
Supplied by: Other
$20.32



Ezzgol Permanent Markers Bulk, 72 Pack Black Permanent Marker Set, Fine Tip, Waterproof Markers, Premium Smear Proof Pens, Waterproof, Quick Drying, Office Supplies for School, Office, Home
Sold by: Ezzgol Dirct
Supplied by: Other
$18.59



Ludery 8.5x11 Inches Acrylic Sign Slant Back Holder, Plastic Display Stand,Brochure Holder, Table Top Sign Holder For Office, Home, Store, Restaurant... (6pack)
Sold by: ludery
Supplied by: Other
$20.89



(18 Pads) Sticky Notes 3x3 inch, Self-Stick Pads Bright Colors Sticky Note, Recyclable, Easy to Post for Home, Office, Notebook
Sold by: YEECOK
Supplied by: Other
$8.99

Arriving January 2



Comix Mesh Pen Pencil Holder Desk Organizer, 7 Compartment Wire Desktop Pen Pencil Cup Caddy Office Supplies for Home Office School, Black

Sold by: Comix Group

Supplied by: Other

2 $16.99

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Order Summary

Order placed December 23, 2025 Order # 113-0291048-0096227

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$126.64
Shipping & Handling:	$0.00
Total before tax:	$126.64
Estimated tax to be collected:	$0.00
Grand Total:	**$126.64**

Arriving Monday



GarveeHome 71 in Tall Bookcase,Wooden Bookshelf with 5 Tiers, Modern Book Shelf in White, Floor Standing Display Shelves for Bedroom, Living Room and Office for Home

Sold by: Amazon.com

Supplied by: Other

$126.64

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These supplies are for Sruth to reimburse

Order Summary

Order placed January 5, 2026 Order # 112-8819138-6941047

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$282.97
Shipping & Handling:	$0.00
10% off on any 4:	-$1.31
Total before tax:	$281.66
Estimated tax to be collected:	$0.00
Grand Total:	**$281.66**

Arriving Wednesday



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll
Sold by: Zero Waste USA
Supplied by: Other
$43.49

Arriving Thursday



Amazon Basics Clasp Kraft Envelopes, Gummed Mailing Envelope, 9 x 12 inch, 100-Pack
Sold by: Amazon.com
Supplied by: Other
$13.05

Arriving tomorrow



(12 Pack) Lined Sticky Notes 4x6 in,Large Notepads with Lines,Ruled Stickies Super Sticking Power,Office School Memo Note Pads Bright Colors,Post on Windows Doors,Recyclable,Easy to Write on
Sold by: Kozerite
Supplied by: Other
$8.98

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Order Summary

South to reimburse central

Order placed January 5, 2026 Order # 112-5431043-5902629

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$93.79
Shipping & Handling:	$2.99
10% off on any 4:	-$2.94
Free Shipping:	-$2.99
Total before tax:	$90.85
Estimated tax to be collected:	$0.00
Grand Total:	**$90.85**

Arriving overnight 7 AM – 11 AM



6 Oxford Twin-Pocket Folders, Textured Paper, Letter Size, Black, Holds 100 Sheets, Box of 25 (57506EE), 8-1/2 x 11
Sold by: Amazon.com
Supplied by: Other
$10.72



2 Amazon Basics Gel Pens Fine Point Smooth Writing Pens, Retractable, Black, 0.7mm, 12 Pack
Sold by: Amazon.com
Supplied by: Other
$8.11



Amazon Basics 50 sheet Wide Ruled Lined Writing Note Pad, 8.5" x 11.75", 12-Pack, 600 Perforated Sheets, Canary
Sold by: Amazon.com
Supplied by: Other
$13.25

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These supplies are for south
South to reimburse Central

Order Summary

Order placed January 6, 2026 Order # 112-3358330-3945056

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$103.97
Shipping & Handling:	$0.00
Total before tax:	$103.97
Estimated tax to be collected:	$0.00
Grand Total:	**$103.97**

Arriving Friday



OdoBan Disinfectant Concentrate and Odor Eliminator, Made in the USA, Cotton Breeze Scent, 2 Gallons
Sold by: Amazon.com
Supplied by: Other
$18.98

Arriving Thursday



Simpli-Magic Side Press Wringer Combo Commercial Mop Bucket on Wheels, 35 Quart,Yellow, Including Wet Floor Caution Sign and Mop Set
Sold by: Amazon.com
Supplied by: Other
$84.99

Back to top

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These supplies are for South
South to reimburse central

Order Summary

Order placed January 6, 2026 Order # 112-1260559-3056206

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$153.76
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$153.76
Estimated tax to be collected:	$0.00
Grand Total:	**$153.76**

Arriving tomorrow 10 AM – 3 PM



4

TitanFlex Heavy Duty Black Nitrile Gloves, 6-mil, Fully Textured, XL 100-ct Box, Mechanic Disposable Gloves, Work Gloves, Latex Free, Powder Free, Rubber Gloves for Food Prep
Sold by: Schneider Care
Supplied by: Other
$15.99



2

Aluf Plastics High Density Trash Bags, 60 Gallon, 150 Count, 22 Micron (eq), 38" x 60", Black, for Bathroom, Office, Industrial, Commercial, Janitorial, Municipal, Recycling
Sold by: Amazon.com
Supplied by: Other
$44.90

Back to top

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*These Supplies are for South.
South to reimburse Central*

Order Summary

Order placed January 6, 2026 Order # 112-7587067-1813804

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$118.33
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Your Coupon Savings:	-$3.00
Total before tax:	$115.33
Estimated tax to be collected:	$0.00
Grand Total:	**$115.33**

Arriving tomorrow 10 AM – 3 PM



Scotch Thermal Laminator, 2 Roller System for a Professional Finish, Use for Home, Office or School, Suitable for use with Photos (TL901X)
Sold by: Amazon.com
Supplied by: Other
$35.99

Arriving tomorrow 10 AM – 3 PM



Zip Ties 12 inch, Black Zip Ties 1000 pack, 40lb, Cable Ties, Self-locking Wire ties for indoor and outdoor use, by Tantti
Sold by: Tantti Supply
Supplied by: Other
$22.99



JIKIOU 3 Pack Mouse Pad with Stitched Edge, Comfortable Mouse Pads with Non-Slip Rubber Base, Washable Mousepads Bulk with Comfortable Cloth, Mouse Pads for Computers Laptop Mouse 10.2x8.3inch Black
Sold by: JIKIOU Direct
Supplied by: Other
$7.99



Amazon Basics Weighted Office Desk Tape Dispenser - 3-Pack
Sold by: Amazon.com
Supplied by: Other
$11.65

Arriving tomorrow 10 AM – 3 PM



Amazon Basics Clear Thermal Laminating Plastic Paper Laminator Sheets, 9 x 11.5-Inch, 200-Pack, 2.8mil
Sold by: Amazon.com
Supplied by: Other
$14.86



1InTheOffice 2 Hole Punch, Paper Puncher, Low Force Required, Jam Resistant, 28 Sheet Capacity, Black
Sold by: Tee Cottons
Supplied by: Other
$15.29



Amazon Basics 3 Hole Punch, 10 Sheet Capacity, Black
Sold by: Amazon.com
Supplied by: Other
$9.56

Order Summary

Order placed January 6, 2026 Order # 112-4372812-9497842

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$66.52
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$66.52
Estimated tax to be collected:	$0.00
Grand Total:	**$66.52**

Arriving tomorrow 10 AM – 3 PM



2

Windex Vinegar Glass and Surface Cleaner Spray Bottle, Packaging Designed to Prevent Leakage and Breaking, Surface Cleaning Spray, 23 Fl Oz
Sold by: Amazon.com
Supplied by: Other
$3.27



2

Windex Vinegar Multi-Surface Cleaner Refill, 2 L (2)
Sold by: My Great Goods
Supplied by: Other
$29.99

Back to top

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These Supplies are for South
South to reimburse Central

Order Summary

Order placed January 6, 2026 Order # 112-5756777-4485040

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

View related transactions

Order Summary

Item(s) Subtotal:	$371.39
Shipping & Handling:	$0.00
Total before tax:	$371.39
Estimated tax to be collected:	$0.00
Grand Total:	**$371.39**

Arriving Thursday



Ykimok 15 Rolls Transparent Clear Tape Refills for Dispenser, Sturdy Tape(Not Easily Tear), 0.7 Inch, 27.3 Yard, Perfect for Office, Home, School

Sold by: OrzJaw

Supplied by: Other

$5.98



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Supplied by: Other

$43.49



RMS 2-Pack 32 Inch Extra Long Grabber Reacher with Rotating Jaw - Mobility Aid Reaching Assist Tool (Yellow)

Sold by: My RMS Store

Supplied by: Other

$34.99



kelamayi Upgrade Broom and Dustpan Set, Self-Cleaning with Dustpan Teeth, Indoor&Outdoor Sweeping, Ideal for Dog Cat Pets Home Use, Stand Up Broom and Dustpan (Gray&Orange)

Sold by: KYC Direct

Supplied by: Other

$25.99

Back to top

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These Supplies are for South
South to reimburse Central

Order Summary

Order placed January 6, 2026 Order # 112-0278010-7855427

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$283.06
Shipping & Handling:	$0.00
Total before tax:	$283.06
Estimated tax to be collected:	$0.00
Grand Total:	**$283.06**

Arriving Thursday



Simple Green All-Purpose Cleaner Spray and Refill, Green, 3 Piece Set, Original, 1 Count
Sold by: Amazon.com
Supplied by: Other
$24.99



Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use
Sold by: Innovent Inc
Supplied by: Other
2
$94.55



AIDEA Microfiber Cleaning Cloth 100PK, Soft Absorbent Rags, Microfiber Towels for Cars, Kitchen Towels, Dusting Cloth for Home, Window, Cleaning Supplies,12"×12"
Sold by: AIDEA Cleaning
Supplied by: Other
2
$25.99



Caution Tape 2 Pack 3 inch x 1000 feet, Bright Yellow w/Bold Black Text, 3" Wide for Maximum Readability Strongest & Thickest Tape for Danger/Hazardous Areas
Sold by: MAX SUPPLY
Supplied by: Other
$16.99

Back to top

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South needs to reimburse central

Order Summary

Order placed January 16, 2026 Order # 114-1982705-4669828

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993
View related transactions

Order Summary

Item(s) Subtotal:	$47.60
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$47.60
Estimated tax to be collected:	$0.00
Grand Total:	**$47.60**

Delivered January 16

It was handed directly to a receptionist or someone at a front desk.



telehybrid Power Adapter Supply for Yealink Voip Phone for T54w T54S T52S T56A T57W T58A T58V T46U T46S T46G T48U T48G T48S T29G MP56 MP58, 5V 2A PS5V2000US
Sold by: Telehybrid Direct Store
Return or replace items: Eligible through February 15, 2026
$8.45



Amazon Basics Sturdy Binder Clips for Office Use, 96 Count (8 Pack of 12), Medium, 1.25 in, Black
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through February 15, 2026
$6.99



SNOW COOLER Pen Holder Mesh Pencil Holder Metal Pen Holder Cup Pencil Cup Holder for Desk Office Pen Organizer Black, 4 Pack
Sold by: Snow Cooler
Return or replace items: Eligible through February 15, 2026
$13.99



Amazon Basics No. 1 Paper Clips, Smooth, 1000 Count (10 Pack of 100), Silver
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through February 15, 2026
$6.71



Amazon Basics Disinfecting Wipes, Lemon & Fresh Scent, Sanitizes/Cleans/Disinfects/Deodorizes, 340 Count (4 Packs of 85)
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through February 15, 2026
$11.46

Back to top

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From: Katiria Parodi
To: Karla Pena
Cc: Stephanie DeLuna; Heidy Torres
Subject: [EXTERNAL]Waterset Central CDD - Receipts - South To Reimburse Central
Date: Tuesday, January 6, 2026 2:47:21 PM
Attachments: 2025signature_2298c9c0-9578-463f-a7f3-fdcbd7b50bab.png
signaturerecommendation(2)_1567fa83-d687-49de-a632-308a636f23e3.png
3271_001.pdf

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon Karla,

Please see attached receipts totaling $1,094.03. These are supplies needed for the Founders club (Waterset south CDD) which were purched on the Waterset Central CDD debit card since we do not yet have a debit card for South.

Please have Waterset South CDD reimburse Waterset Central CDD. We will need to have the central card replenished please.

Please let me know when this has been completed and the card has been replenished as we still need to purchase additional supplies for south.

Thank you,

CASTLE GROUP
Unparalleled Property Services
Great Place To Work. Certified SEP 2025-SEP 2026 USA

Katiria Parodi
Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive,, Apollo Beach, FL 33572
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114

We're Hiring
Click here to join our team!

From: Katiria Parodi
To: Karla Pena
Cc: Stephanie DeLuna; Heidy Torres; King, Amanda
Subject: [EXTERNAL]Waterset South CDD - Expense
Date: Monday, December 22, 2025 3:43:52 PM
Attachments: 2025signature_2298c9c0-9578-463f-a7f3-fdcbd7b50bab.png
signaturerecommendation(2)_1567fa83-d687-49de-a632-308a636f23e3.png
3221_001.pdf

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Karla,

Please find the attached receipt for your reference.

This purchase was made using the Waterset Central CDD card; however, the expense is for Waterset South CDD, as a South card has not yet been issued. Kindly ensure that Waterset South reimburses Waterset Central in the amount of $257.11.

Please let me know if you need any additional information.

Thank you,

CASTLE GROUP
Unparalleled Property Services
Great Place To Work. Certified SEP 2025-SEP 2026 USA

Katiria Parodi
Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive,, Apollo Beach, FL 33572
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114

We're Hiring
Click here to join our team!

From: Katiria Parodi
To: Karla Pena; Stephanie DeLuna
Cc: Heidy Torres
Subject: [EXTERNAL]Waterset South CDD - Expenses
Date: Tuesday, December 23, 2025 11:09:50 AM
Attachments: 2025signature_2298c9c0-9578-463f-a7f3-fdcbd7b50bab.png
signaturerecommendation(2)_1567fa83-d687-49de-a632-308a636f23e3.png
Scan2025-12-23_105857.pdf
Scan2025-12-23_110100.pdf
Scan2025-12-23_110448.pdf

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Karla,

Please see attached receipts. These orders were placed on the Central card but they are for Waterset South. Please ensure that Waterset South CD reimburses Central in the following amounts:

$139.97
$126.64
$468.31

Total due to WSC from WSS - $734.92

Thank you,

Katiria Parodi
Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive,, Apollo Beach, FL 33572
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114

We're Hiring
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Tab 22

JEFFREY ALLEN INC.
golf car sales | service | parts | rental
SINCE 1970

Mailing Address
P.O. Box 891359
Tampa, FL 33689

East Coast Division
2701 Reese Rd
Davie, FL 33314
Ph: (954) 485-6175
Fax (954) 484-4765

Central Division
1812 N Goldenrod Rd
Orlando, FL 32807
Ph: (407) 476-9511
Fax (407) 420-7865

West Coast Division
4401 US Hwy 301 N
Tampa, FL 33610
Ph: (813) 622-7717
Fax (813) 627-9708

Toll Free (800) 282-6256 • www.jeffreyalleninc.com

VEHICLE SALES PROPOSAL

REF # **WS121125-500LSV-REV1** PROPOSAL DATE **2/10/2026** CUSTOMER ORDER #

STOCK NUMBER SHIP VIA **JAI Truck** DELIVERY DATE **4-6 Weeks**

WARRANTY 4-year/18,000-EUR limited CCI electric utility warranty (see policy)

CUSTOMER NAME	Waterset South Community Develoment District
ADDRESS	3434 Colwell Ave, Ste 200
CITY, STATE, ZIP	Tampa, FL 33619
CONTACT NAME & PHONE	Stephanie Deluna (813) 927-4808
EMAIL	sdeluna@rizzetta.com

CASTLE GROUP
Unparalleled Property Services



CARRYALL LI ION

Club Car®

QTY	DESCRIPTION	US List Price	15% Discount
1	2026 Club Car Carryall 500 Lithium Ion 4kWh w/ Four Wheel Brakes	$14,892.00	$12,658.20
	Standard Equipment:		
	White Cowl, Gray Seat, Premium Tire 6-ply rated 20x10-10, Four Wheel Brakes, 12V Powerpoint,		
	Halogen Headlights, Heavy Duty Suspension, Standard Keyswitch, IQPlus Drive System w/ 450 amp Motor Controller,		15% Off Parts
	On-Board Hi-Freq Charger w/ 15 foot cord reel, Two-inch in-dash LCD display guage, DC-DC Converter 25A		
	White Front Body Cowl		
	Gray Seats		
	Cargo Box includes tailgate tether	$865.00	$735.25
	5-panel Rear View Mirror	$92.00	$78.20
	Standard Duty 7kWh Lithium Battery Pack	$2,000.00	$1,700.00
	Deluxe Lights: Tail Lights, Brake Lights, Turn Signals, and Horn	$396.00	$336.60
	Black Canopy Top Kit	$502.00	$426.70
	Non-Cab Side Mirror Set	$222.00	$188.70
	LED Headlight upgrade	$230.00	$195.50
	LSV Conversion Items Needed:		5% off LSV Parts
	DOT Windshield Carryall	$585.00	$555.75
	Increased speed to meet FDOT LSV requirements	$850.00	$807.50
	Manual Wiper	$179.50	$170.53
	Retractable Seat Belt Kit w/ buckles	$275.00	$261.25
	Safety Triangle	$140.00	$133.00
	License Plate Holder w/ light	$110.50	$104.98
	Club Car 5-Year Lithium Battery Warranty	US List Price	Discount Price
		$21,339.00	$18,352.15

FINANCE AND LEASE OPTIONS

48 Month Fair Market Value Lease Monthly Payment Option = $397.64

FINANCING OPTIONS BASED ON CREDIT APPROVAL. FIRST MONTH PAYMENT, APPLICABLE UCC FILING FEES, DOC STAMPS, AND TAX DUE AT DELIVERY.

SUBTOTAL	$18,352.15
CLUB CAR FREIGHT	$367.79
LOCAL PREP & DELIVERY	$850.00
FL SOLID WASTE FEE - NEW BATTERIES	$1.50
FL SOLID WASTE FEE - NEW TIRES	$4.00
Tag/Title	$900.00
SUBTOTAL	$20,475.44
SALES TAX	exempt 0.00
TOTAL DUE	**$20,475.44 PER UNIT** / **$20,475.44 TOTAL**
PAYMENT TERMS	COD with 25% downpayment

SUBMITTED BY:

NAME: Michael Jersey (407) 222-7590

TITLE: Commercial Territory Manager

ACCEPTED BY:

CUSTOMER SIGNATURE:

NAME AND TITLE:

DATE:

QUOTE IS VALID FOR 30 DAYS. JEFFREY ALLEN AND/OR CUSTOMER HAS THE RIGHT TO AMEND OR CANCEL THIS ORDER IN PART OR IN FULL DUE TO COVID-19 PANDEMIC-RELATED SUPPLY CHAIN ISSUES. RETURNS ARE SUBJECT TO JEFFREY ALLEN'S RETURN TERMS & CONDITIONS AND 20% RESTOCK FEE. ALL DAMAGES MUST BE REPORTED IN WRITING WITHIN 5 DAYS OF RECEIPT OF GOODS. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THIS SALES PROPOSAL/BILL OF SALE. ALL TRADE-IN OFFERS AND VALUES ARE CONTINGENT UPON TRADE-IN VEHICLES BEING IN RUNNING CONDITION WHEN PICKED UP, NORMAL WEAR AND TEAR EXCEPTED.

Golf, Turf, and Commercial Application

CALL TOLL-FREE: 800-873-2474 FAX Completed Application To: 515-334-7897 OR
E-MAIL: golf@dllgroup.com
8001 Birchwood Court, Johnston, IA 50131

DEALER INFORMATION

Dealer	Sales Person	Cell phone

COMPANY INFORMATION

Full legal name of company			Financial Contact Person	
Course Name or d/b/a			Phone	Cell Phone
Company Address			Fax	
	State	Zip Code	E-mail address	
Billing Address (if different than above)			AP Contact Person	
City	State	Zip Code	Superintendent's Name	Phone #
Equipment Address (include county and state where Equipment will be kept)		County	☐ Corporation ☐ Partnership ☐ Proprietorship ☐ Non-Profit ☐ Sub S Corporation ☐ Municipality ☐ LLC ☐ Other (please specify) _____	
City	State	Zip Code	DUNS# (if applicable)	Federal Tax ID#
Ownership Structure ☐ Member owned ☐ Management Group Name:_____ ☐ Privately Owned # of Owners:_____			Years In Business	Years Under Current Owner

Not Applicable to Commercial Applications
Type of Course:
☐ Private ☐ Semi – Private ☐ Daily Fee

Not Applicable to Commercial Applications
# of Holes ____ # of Members ____ Initiation Fee ____
Annual Dues ____ Annual Rounds ____ Greens Fees ____

LOCATION OF CHIEF EXECUTIVE OFFICE: CITY ____ STATE ____

PRINCIPAL/OWNERSHIP INFORMATION

Owner/officer(s) - Full Legal Name (Last, First, Middle)	Date of Birth	Owner/officer(s) - Full Legal Name (Last, First, Middle)	Date of Birth
Social Security Number / Tax ID	Title	Social Security Number / Tax ID	Title
Address (including Country of Residence)	% of Owner	Address (including Country of Residence)	% of Owner
City / State / Zip Code		City / State / Zip Code	

IF YOU INTEND TO APPLY FOR JOINT CREDIT, APPLICANT AND CO-APPLICANT PLEASE INITIAL HERE.

_____ _____
Applicant Co-Applicant

APPLICANT AND C0-APPLICANT/GUARANTOR PROVIDE INFORMATION BELOW AND SIGN AND DATE APPLICATION

BANK REFERENCE

Bank Name			
Address		Contact Name	Phone
Ck Account #	Date Opened	Borrowing Account #	Date Opened

EQUIPMENT INFORMATION

Term ☐ 24 ☐ 36 ☐ 48 ☐ 60 ☐ Other _____	Purchase Option: ☐ FMV ☐ Loan ☐ Other _____
Annual Hour Limits ☐600 ☐ 900 ☐Other _____	Equipment located ☐ Inside City Limits ☐ Outside City Limits
Equipment cost: $ _____ *Please attach quotation from dealer(s)	Payment Schedule: ☐Monthly ☐ Seasonal _____ (please indicate months)

You, the "Applicant" (which term includes the business entity as well as the undersigned individual(s), certify to us that Applicant is applying for credit for business reasons, and not for personal, family or household purposes. By signing below, I, whether signing individually as an Applicant, Co-Applicant or guarantor or as officer, partner or manager of the Applicant or Co-Applicant and whether or not I am personally liable for any credit: (1) affirm that the information provided in this application is true and correct and given for the purpose of obtaining credit; (2) instruct and authorize DLL Finance LLC and/or its affiliates and related parties ("DLL") to check credit, contact references, and verify listed employment history and answer questions about DLL's credit experience with Applicant, Co-Applicant and me and hereby authorize all references listed above to release any and all such information to DLL; (3) instruct and authorize DLL to obtain consumer credit reports on me, in DLL's sole discretion, as part of this application and while any credit granted as a result of this application remains unpaid; (4) authorize and direct DLL to share the results of any credit report, credit investigation or employment investigation (including the information contained in this application) with any dealer, manufacturer or other person assisting me in attempting to obtain an extension of credit (a "Dealer"); (5) authorize and direct DLL to use any such results to determine if I qualify for an offer of credit; (6) authorize and direct DLL to notify a Dealer about whether I qualify for any offers and the details of any such offers; (7) acknowledge that DLL may retain any information obtained as part of the application process whether or not the requested credit is granted; (8) authorize DLL to prepare and file against Applicant, Co-Applicant and/or me, a financing statement in form and substance acceptable to DLL sufficient to perfect a security interest in collateral arising in connection with financing applied for herein; (9) authorize DLL to provide information about this transaction to others for the purpose of initiating, monitoring and servicing my account; and (10) authorize DLL to give a copy of this application to anyone who has agreed to pay debts incurred on the basis of this application. If DLL extends credit as a result of this application, I agree that (a) DLL may monitor and record telephone calls regarding the account created to assure the quality of services or for other reasons; (b) DLL may use automatic dialing equipment while servicing or collecting the account, as allowed by law; and (c) DLL may contact me using any telephone number or email address I provide to DLL or using any telephone number or email address DLL obtains from another source, even if the number is for a mobile telephone.. I consent to DLL sharing with others information concerning me and DLL's decision whether or not to extend credit, if any, in accordance with applicable law. **For additional information about our privacy practices, please review our privacy statement at dllgroup.com/usprivacy.**

Applicant

Signature (Individual) Date

Signature Title/Capacity (Indicate Partner/Officer/Manager/Guarantor) Date

Co-Applicant

Signature (Individual) Date

Signature Title/Capacity (Indicate Partner/Officer/Manager/Guarantor) Date

ULTIMATE BENEFICIAL OWNER – SELF DECLARATION

Why do we ask you to fill in this form?
To help the government fight the funding of terrorism and money laundering activities, regulatory authorities require that DLL Finance LLC ("DLL") knows who is the ultimate beneficial owner(s) ("UBO") of the entities with which we do business. Therefore, we require the information set forth below including the right to verify your identity.

Via this form, kindly specify the UBO(s) of your organization. If based on the definition below you cannot identify UBO, your senior management will qualify as UBO.

A. CUSTOMER DATA

Organization Name

Legal Entity Type (i.e., LLC, Corporation, Sole Proprietorship, Partnership, Non Profit, Government)

Tax Payer ID (TIN)

Note: If your organization is listed on a US Stock Exchange, only respond to A

Who is/are ultimate beneficial owners?
Beneficial owners are:

1. An individual, if any, who owns, directly or indirectly, more than 25 percent of the equity interests or Profit Sharing/economic interest of the legal entity customer (e.g., each natural person that owns more than 25 percent of the shares of a corporation); or
2. If ultimate beneficial owner cannot be determined based on ownership, please provide the name of the natural person with effective control (day to day decision making).
3. If neither 1 or 2 apply, please provide the names of all Board of Directors (BODs), Executive Management. If more room is required, please provide information on the back of the form or a separate sheet.

B. SUMMARY OF UBO(S)

First Name	Middle Initial	Last Name	DOB (MM/DD/YYYY)	Ownership Type (Select One)	% Ownership
				☐ 1. Ownership, economic interest, voting rights or shares > 25%	_____ %
Country of Residence		Title / Position		☐ 2. Person who exercises effective control	
				☐ 3. BODs, Executive Management	
First Name	Middle Initial	Last Name	DOB (MM/DD/YYYY)	Ownership Type (Select One)	% Ownership
				☐ 1. Ownership, economic interest, voting rights or shares > 25%	_____ %
Country of Residence		Title / Position		☐ 2. Person who exercises effective control	
				☐ 3. BODs, Executive Management	
First Name	Middle Initial	Last Name	DOB (MM/DD/YYYY)	Ownership Type (Select One)	% Ownership
				☐ 1. Ownership, economic interest, voting rights or shares > 25%	_____ %
Country of Residence		Title / Position		☐ 2. Person who exercises effective control	
				☐ 3. BODs, Executive Management	
First Name	Middle Initial	Last Name	DOB (MM/DD/YYYY)	Ownership Type (Select One)	% Ownership
				☐ 1. Ownership, economic interest, voting rights or shares > 25%	_____ %
Country of Residence		Title / Position		☐ 2. Person who exercises effective control	
				☐ 3. BODs, Executive Management	

C. Authorization to Provide Personal Data to DLL; Notice of Privacy Practices

By signing below, the undersigned represents and agrees that all individuals whose personal data is or will be directly or indirectly provided to DLL, on this form and any related credit application or documents, have consented: (i) to disclose all such personal data to DLL and (ii) for DLL to collect, use, and share such personal data in accordance with our privacy statement at dllgroup.com/usprivacy.

D. Declaration and signing

Hereby the undersigned declares to have provided the information in this form truthfully and to notify DLL regarding changes to the UBO as soon as possible.

Name: _____ Title: _____

Date: _____ Signature: _____

DLL 5355 (05/21)

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Tab 23

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, January 8, 2026, at 10:01 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

Deneen Klenke	**Board Supervisor, Assistant Secretary**
John Blakley	**Board Supervisor, Assistant Secretary**
Lynda McMorrow	**Board Supervisor, Assistant Secretary**

Also, present were:

Stephanie DeLuna	**District Manager, Rizzetta & Co.**
Kayla Conell	**Manager, Financial Services, Rizzetta & Co.**
John Toborg	**Landscape Inspection Services, Rizzetta & Co.**
Eric Francis	**District Engineer, Heidt Design**
Alyssa Willson	**District Counsel, Kutak Rock LLP** *(via conf. call)*
Katiria Parodi	**Representative, Castle Group**
Chris Zotti	**Representative, Ballenger**
Cristi Cochran	**Representative, ULS**
Sara Zare	**Representative, MBS Capital Markets** *(via conf. call)*
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. DeLuna called the meeting to order and confirmed quorum.

SECOND ORDER OF BUSINESS **Audience Comments**

Present. No Comments

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Not present. It was noted that a report was included in the revised agenda. Following a brief discussion, a request was made to have aerator and midge fly proposals sent to Ms. Parodi.

B. Landscape & Irrigation

i. Presentation of Landscape Inspection Report

Mr. Toborg presented the report. Discussion was held regarding ongoing palm trimming/replacement issues. It was noted that this would be a developer expense.

Mr. Toborg expressed concern with potential irrigation issues along the SW corner of the Waterset Blvd. (WS Blvd.) / 30th Street roundabout where the turf is off color on the street side but not the sidewalk side. He stated that there is also an issue with the inbound side of the south leg of Summer Sunset hedges as the eastern half is beginning to fail. These are the CDD's responsibility to maintain.

Additional discussion was held regarding the need to re-fertilize the parks, a dead sable palm, parking concerns along Roadstead Ct. cul-de-sac, making lawn maintenance difficult, and some proposals received that he would like to get approval soon. They should all be under the threshold for the Chairman to approve.

ii. **Landscape Contractor Update**

Ms. Cochran presented the report, noting that everything is routine maintenance at this time of the year. She stated that they would be applying a blanket fungicide and turf weed treatments next week and are working with Ballenger on the irrigation issues.

iii. Irrigation Contractor Update

Mr. Zotti provided updates to the Board on irrigation issues. The Board asked him to research if that system is under warranty.

C. District Counsel

Ms. Wilson informed the Board that she has received confirmation from Hillsborough County that the public hearing on the District's boundary amendment is scheduled for January 12th. She explained that this will approve the addition of 69.4 acres to the District's boundary. And while she anticipates it's approval, a negative vote would have an impact on the timing of the bond issuance.

Ms. Wilson stated that she would be proving any updates to laws impacting Development Districts during the State Legislative session which begins next week.

D. District Engineer

Present, no report.

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E. District Manager

Ms. DeLuna stated the next CDD meeting will be held on February 12th, 2026, at 10:00 a.m. with a special meeting planned for February 25th to address bond issuance matters should the boundary amendment be approved. A brief discussion ensued regarding legal requirements for advertising and the need to confirm a quorum.

Ms. DeLuna stated that the Amenity Center has opened and the approved debit card ordered. She confirmed that the action items list would be distributed to the Board.

Discussion was held regarding the letter submitted by Amanda King relative to the boundary amendment and anticipated bond issuance.

FOURTH ORDER OF BUSINESS BUSINESS ITEMS

A. Consideration of Independent Contractor Agreement

Ms. Deluna stated that this is form of the independent contractor agreement that is recommended for use of the new amenity center. Ms. Wilson suggested that she review the waiver form.

> On a motion by Mr. Blakley, seconded by Ms. McMorrow with all in favor, the Board accepted the Independent Contractor Agreement, as presented pending review of exhibit B waiver by District Counsel, for the Waterset South Community Development District.

B. Consideration of Facility Rental Agreement

Ms. DeLuna stated that this is the form of an agreement for renting the new amenity center. Discussion was held about proceeding with taking reservations starting on March 1st, with the caveat that they are pending receipt of certain equipment and Ms. King's approval. Additional discussion was held regarding what time the pickle ball courts should open.

> On a motion by Ms. Klenke, seconded by Mr. Blakley with all in favor, the Board approved the Facility Rental Agreement, for the Waterset South Community Development District.

C. Ratification of Preventative Maintenance Agreement

Ms. DeLuna stated that agreement was approved for the new Fit/Rev equipment in the Amenity Center.

> On a motion by Mr. Blakley, seconded by Ms. Klenke with all in favor, the Board ratified and accepted the preventative Maintenance Agreement with Fit/Rev, for the Waterset South Community Development District.

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D. Ratification of PC Consultants Quote #1118

Ms. Deluna stated that this relates to the Computers for the new amenity center and was approved by Ms. King.

> On a motion by Ms. Klenke, seconded by Ms. McMorrow with all in favor, the Board ratified and accepted the PC Consultants Quote #1118 in the amount of $2,532.60, for the Waterset South Community Development District.

E. Presentation of District Engineer's Report Supplement to Master Capital Improvement Plan, Dated December 12, 2025

Ms. Wilson reviewed the two-meeting process associated with issuing bonds for the expansion project, emphasizing that the timing is dependent on when the expansion is formally approved.

Mr. Francis presented the supplemental report to the Master Capital Improvement Plan, highlighting the 2nd expansion known as Phase I, which includes 69.4 acres with 182 single family homes planned. He reviewed the infrastructure plan and the estimated CIP of $131,625,212.18 including funding and ownership between the CDD and HOA.

> On a motion by Mr. Blakley, seconded by Ms. McMorrow with all in favor, the Board approved and accepted the District Engineer's Report dated December 12, 2025, as presented, for the Waterset South Community Development District.

F. Consideration of Supplemental Investment Banker Agreement

Ms**.** Zare presented the supplemental agreement to the Board, noting that it is the same format as all of their previous Investment Banker Agreements (IBA). She explained that they are legally required to update the IBA every four years. Ms. Wilson stated that she had no concerns with the form of the agreement.

> On a motion by Ms. Klenke, seconded by Mr. Blakely with all in favor, the Board accepted the Supplemental Investment Agreement with MBS Marketing, LLC, as presented, for the Waterset South Community Development District.

G. Presentation of Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026

Ms**.** Conell presented the Second Amendment to the Master Special Assessment Allocation Report based on the addition of Phase I. She reviewed each of the tables included in the report, stating that table I address the unit types and counts in each of the phases for a total unit count of 2101, table 2.is taken from the Engineer's report and outlines the various improvements and total CIP of $131,625,212.18, table 3 address the $5 million in amenity costs that are allocated between the conventional units, table 4 addresses the allocation of the remaining $126,625,21.18 between all the units, table 5 shows the aggregate of the two,

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table 6 shows the financing information for the maximum bonds, table 7 shows the maximum assessments including the collection costs and early payment discounts, and table 8 shows the assessment levels per unit type. A brief discussion ensued.

> On a motion by Mr. Blakley, seconded by Ms. McMorrow with all in favor, the Board approved and accepted the Second Amendment to Master Special Assessment Allocation Report, as presented, for the Waterset South Community Development District.

H. Consideration of Resolution 2026-05; Declaring Assessments and Setting Public Hearing on 2026 Boundary Amendment Area

Ms. Wilson emphasized that this starts the process of issuing bonds and reviewed the legal requirements for noticing the public hearing, which include a 30-day mailed notice to land owners, as well as being advertised in the local paper.

> On a motion by Ms. Klenke, seconded by Ms. McMorrow with all in favor, the Board adopted resolution 2026-05, Declaring Assessments and setting the public hearing for February 12, 2026, at 10:00 a.m. at the offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578, for the Waterset South Community Development District.

FIFTH ORDER OF BUSINESS BUSINESS ADMINISTRATION

Ms. Parodi and Ms. Deluna updated the Board on pending issues.

A. Consideration of Board of Supervisors Meeting Minutes for December 11, 2025

> On a motion by Ms. Klenke, seconded by Mr. Blakley with all in favor, the Board approved the meeting minutes from December 11, 2025, as presented, for the Waterset South Community Development District.

B. Ratification of Operations and Maintenance Expenditures for November 2025

Ms. DeLuna spoke regarding the concerns expressed last month on accounting issues. She stated that Rizzetta would be covering all of the late fees. Additional concerns were expressed and it was noted that accounting personnel will be attending next month's meeting. The Board wants detailed reporting on amount and number of late fees incurred in this current fiscal year

> On a motion by Ms. Klenke, seconded by Mr. Blakely with all in favor, the Board ratified Operations and Maintenance Expenditures for November 2025 (**$92,050.38**) and to have District Management review the late fees, for the Waterset South Community Development District.

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SIXTH ORDER OF BUSINESS **Supervisor Requests**

Discussion was held regarding some confusion with pricing for mulch and what areas will be covered from ULS and the lack of a promised proposal.

SEVENTH ORDER OF BUSINESS **Adjournment**

On a motion by Ms. Klenke, seconded by Mr. Blakley, with all in favor, the Board agreed to adjourn the meeting at 11:17p.m., for the Waterset South Community Development District.

Assistant Secretary	Chair / Vice Chair

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Tab 24

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
December 2025
For Board Approval

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

The total items being presented: **$108,170.53**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger Landcare, LLC	100390	414	Irrigation Repairs 10/25	$ 179.40
Ballenger Landcare, LLC	100376	421	Irrigation Repairs 10/25	$ 760.94
Ballenger Landcare, LLC	100376	422	Irrigation Repairs 10/31/25	$ 760.94
Ballenger Landcare, LLC	100376	437	Irrigation Maintenance - Phase G2 11/25	$ 2,252.00
Ballenger Landcare, LLC	100376	438	Irrigation Maintenance - Phases A, D1, & D2 11/25	$ 2,698.50
Ballenger Landcare, LLC	100376	439	Irrigation Maintenance - Phase G1 11/25	$ 702.00
Ballenger Landcare, LLC	100381	508	Irrigation Maintenance - Phase G2 12/25	$ 2,252.00
Ballenger Landcare, LLC	100381	509	Irrigation Maintenance - Phases A, D1, & D2 12/25	$ 2,698.50
Ballenger Landcare, LLC	100381	510	Irrigation Maintenance - Phase G1 12/25	$ 702.00
Ballenger Landcare, LLC	100381	524	Mainline Repair 11/25	$ 1,400.04
Ballenger Landcare, LLC	100384	528	Irrigation Repairs 12/25	$ 530.01
Ballenger Landcare, LLC	100384	529	Water Leak Irrigation Leak - Fixed 12/25	$ 390.00

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger Landcare, LLC	100384	530	Irrigation Repairs 12/25	$ 650.03
Ballenger Landcare, LLC	100384	543	Irrigation Repairs 12/10/25	$ 1,317.83
Ballenger Landcare, LLC	100384	544	Irrigation Repairs 12/25	$ 766.40
Ballenger Landcare, LLC	100384	558	Irrigation Repairs 12/25	$ 98.18
Ballenger Landcare, LLC	100390	564	Irrigation Repairs 11/25	$ 448.01
Castle Management, LLC	100391	INS-1125-310	Insurance Reimbursement 11/25	$ 271.85
Castle Management, LLC	100382	MGT-120125-519	Contract Management Fees 12/25	$ 500.00
Castle Management, LLC	100377	PREIM10-31-25-142	Payroll Period 10/11/25-10/24/25	$ 6,525.14
Castle Management, LLC	100385	PREIM11-14-25-300	Payroll Period 10/25/25-11/07/25	$ 5,962.66
Castle Management, LLC	100385	PREIM11-28-25-298	Payroll Period 11/08/25-11/21/25	$ 5,951.01
Frontier Florida, LLC	20251209-1	813-634-3400-072525-5 12/25 ACH	Internet Amenity C 12/25	$ 104.99
Hillsborough County BOCC	20251210-3	2351444373 11/25 ACH	Reclaim Water Services 11/25	$ 378.67

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC	20251210-1	2643318705 11/25 ACH	5568 Waterset Blvd. 11/25	$ 189.66
Hillsborough County BOCC	20251210-2	6145712597 11/25 ACH	Reclaim Water Services 11/25	$ 226.06
Kutak Rock, LLP	100386	3669449	General Counsel - Legal Services 10/25	$ 3,198.08
Republic Services	20251222-1	0696-001314182	Waste Container 11/25	$ 626.94
Republic Services	20251222-2	3-0696-0095136 01/26	Waste Container 11/25	$ 477.06
Rizzetta & Company, Inc.	100375	INV0000105274	Accounting services 12/25	$ 6,144.08
School Now	100387	INV-SN-1150	CDD Website ADA Compliance Services FY25-26	$ 1,537.50
Sitex Aquatics, LLC	100378	10420-b	Monthly Lake Maintenance 11/25	$ 4,620.00
Sitex Aquatics, LLC	100388	10517-b	Monthly Lake Maintenance 12/25	$ 4,620.00
TECO	20251219-6	211035337917 11/25 ACH	6160 Turnbuckle Dr Amenity - Utilities 11/25	$ 1,584.12
TECO	20251219-5	221009083702 11/25 ACH	5448 Wateret Blvd, IRRG - Utilities 11/25	$ 24.00
TECO	20251219-1	221009083710 11/25 ACH	5421 Summer Sunset Dr, IRRG - Utilities 11/25	$ 20.30

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20251219-2	221009143712 11/25 ACH	5261 Covington Garden Dr, IRRG-Utilities 11/25	$ 21.81
TECO	20251219-3	221009143720 11/25 ACH	6288 Hidden Branch Dr - Utilities 11/25	$ 20.30
TECO	20251219-4	221009143738 11/25 ACH	6064 Hidden Branch Dr, IRRG - Utilities 11/25	$ 20.30
TECO	20251219-7	221009546666 11/25 ACH	6160 Turnbuckle Dr Gas 11/25	$ 1,566.51
The Observer Group, Inc.	100379	25-03228H	Legal Advertising 11/25	$ 50.31
The Observer Group, Inc.	100383	25-03548H	Legal Advertising 11/25	$ 50.31
The Observer Group, Inc.	100392	25-03824H	Legal Advertising 12/25	$ 50.31
United Land Services	100380	181421	Sabal Palm Replacement 11/25	$ 758.37
United Land Services	100380	181422	Sabal Palm Replacement 11/25	$ 758.37
United Land Services	100380	181423	Sabal Palm Replacement 11/25	$ 1,516.74
United Land Services	100380	181424	Sabal Palm Replacement Sunset Park 11/25	$ 758.37
United Land Services	100380	181425	Plant Installment 50ct 11/25	$ 1,530.46

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
United Land Services	100389	182331	Monthly Landscape Maintenance 12/25	$ 33,277.25
United Land Services	100393	184335	Cut & Remove Fallen Trees 12/25	$ 6,222.22
Total				**$ 108,170.53**

BALLENGER LANDCARE

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 414

Date	PO#
10/22/25	
Sales Rep	**Terms**
Trey Ballenger	Due on Receipt

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Covington Garden and Wolf Creek Valve Repair

Replacing the broken valve along Covington Garden and Wolf Creek. Inside the parking lot.

Irrigation Repair - 10/20/2025	$179.40

Subtotal	$179.40
Sales Tax	$0.00
Total	**$179.40**
Credits/Payments	($0.00)
Balance Due	**$179.40**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$448.01	$3,752.45	$179.40	$0.00	$0.00

Invoice 421

Date	PO#
10/31/25	
Sales Rep	**Terms**
Trey Ballenger	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Turnbuckle Park Cracked In-Line Filter Replacement

he following includes all labor and material to replace cracked 1 1/2" in-line filter located at Turnbuckle park, replace and replumb.





T

Irrigation Repair - 10/31/2025 $760.94

Subtotal	$760.94
Sales Tax	$0.00
Total	**$760.94**
Credits/Payments	($0.00)
Balance Due	**$760.94**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$2,511.67	$0.00	$0.00	$0.00

Invoice 422

Date	PO#
10/31/25	
Sales Rep	**Terms**
Trey Ballenger	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Seabranch Roundabout Cracked In-Line Filter Replacement

he following includes all labor and material to replace cracked 1 1/2" in-line filter located at Seabranch Roundabout, replace and replumb.





Irrigation Repair - 10/31/2025	$760.94

Subtotal	$760.94
Sales Tax	$0.00
Total	**$760.94**
Credits/Payments	($0.00)
Balance Due	**$760.94**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$2,511.67	$0.00	$0.00	$0.00

BALLENGER LANDCARE

Invoice 437

Date	PO#
11/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#486 - Monthly Irrigation Maintenance Phase G2 November 2025				**$2,252.00**

Subtotal	$2,252.00
Sales Tax	$0.00
Total	**$2,252.00**
Credits/Payments	($0.00)
Balance Due	**$2,252.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$8,164.17	$0.00	$0.00	$0.00

BALLENGER LANDCARE

Invoice 438

Date	PO#
11/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#487 - Irrigation Maintenance Agreement Phase A, D1, D2 November 2025				**$2,698.50**

Subtotal	$2,698.50
Sales Tax	$0.00
Total	**$2,698.50**
Credits/Payments	($0.00)
Balance Due	**$2,698.50**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$8,164.17	$0.00	$0.00	$0.00

BALLENGER LANDCARE

Invoice 439

Date	PO#
11/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#488 - Irrigation Maintenance Agreement Phase G1 November 2025				**$702.00**

Subtotal	$702.00
Sales Tax	$0.00
Total	**$702.00**
Credits/Payments	($0.00)
Balance Due	**$702.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$8,164.17	$0.00	$0.00	$0.00

Invoice 508

Date	PO#
12/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#486 - Monthly Irrigation Maintenance Phase G2 December 2025				**$2,252.00**

Subtotal	$2,252.00
Sales Tax	$0.00
Total	**$2,252.00**
Credits/Payments	($0.00)
Balance Due	**$2,252.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$5,652.50	$5,652.50	$2,511.67	$0.00	$0.00

BALLENGER LANDCARE

Invoice 509

Date	PO#
12/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#487 - Irrigation Maintenance Agreement Phase A, D1, D2 December 2025				**$2,698.50**

Subtotal	$2,698.50
Sales Tax	$0.00
Total	**$2,698.50**
Credits/Payments	($0.00)
Balance Due	**$2,698.50**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$5,652.50	$5,652.50	$2,511.67	$0.00	$0.00

BALLENGER LANDCARE

Invoice 510

Date	PO#
12/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#488 - Irrigation Maintenance Agreement Phase G1 December 2025				**$702.00**

Subtotal	$702.00
Sales Tax	$0.00
Total	**$702.00**
Credits/Payments	($0.00)
Balance Due	**$702.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$5,652.50	$5,652.50	$2,511.67	$0.00	$0.00

BALLENGER LANDCARE

Invoice 510

Date	PO#
12/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#488 - Irrigation Maintenance Agreement Phase G1 December 2025				**$702.00**

Subtotal	$702.00
Sales Tax	$0.00
Total	**$702.00**
Credits/Payments	($0.00)
Balance Due	**$702.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$5,652.50	$5,652.50	$2,511.67	$0.00	$0.00

BALLENGER LANDCARE

Invoice 524

Date	PO#
11/30/25	
Sales Rep	**Terms**
Christopher Zotti	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Mainline repair Controller B

Repair mainline on Controller B



Irrigation Repair - 11/28/2025 $1,400.04

Subtotal	$1,400.04
Sales Tax	$0.00
Total	**$1,400.04**
Credits/Payments	($0.00)
Balance Due	**$1,400.04**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$5,652.50	$7,052.54	$2,511.67	$0.00	$0.00

BALLENGER LANDCARE

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 528

Date	PO#
12/03/25	
Sales Rep	**Terms**
Charlie Youngs	Due on Receipt

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

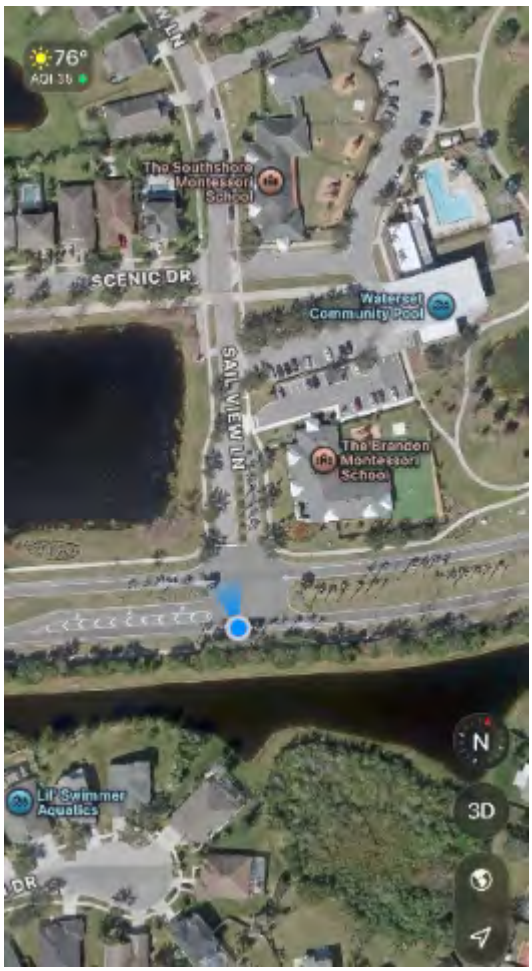
Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Cut Hoses and broken sprinkler

Two hoses cut under trees near landing, tree sprinkler is broke and leaking water on Waterset Blvd. about 20 yards from the other. location is sent in images. Not billable




76°
AQI 39
The Southshore Montessori School
SCENIC DR
Watersel Community Pool
SAIL VIEW LN
The Brandon Montessori School
Lil' Swimmer Aquatics
N
3D







Irrigation Repair - 12/02/2025 $530.01

Subtotal	$530.01
Sales Tax	$0.00
Total	**$530.01**
Credits/Payments	($0.00)
Balance Due	**$530.01**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$1,570.04	$7,052.54	$7,353.78	$0.00	$0.00

Invoice 529

Date	PO#
12/03/25	
Sales Rep	**Terms**
Charlie Youngs	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Water leak by the fountain

Water leak by the fountain - Customer notes- The leak is not coming from the pipes from the fountain we checked and they are not leaking, we think it might be the irrigation tubing that is broken and leaking a lot. - Drip line fixed





Irrigation Repair - 12/02/2025	$390.00

Subtotal	$390.00
Sales Tax	$0.00
Total	**$390.00**
Credits/Payments	($0.00)
Balance Due	**$390.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$1,570.04	$7,052.54	$7,353.78	$0.00	$0.00

BALLENGER LANDCARE

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 530

Date	PO#
12/03/25	
Sales Rep	**Terms**
Charlie Youngs	Due on Receipt

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

G1 controller wire splice run over broken lateral pipes

G1 controller wire splice vault run over broken lateral pipes

Irrigation Repair - 12/02/2025 $650.03

Subtotal	$650.03
Sales Tax	$0.00
Total	**$650.03**
Credits/Payments	($0.00)
Balance Due	**$650.03**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$1,570.04	$7,052.54	$7,353.78	$0.00	$0.00

BALLENGER LANDCARE

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 543

Date	PO#
12/10/25	
Sales Rep	**Terms**
Christopher Zotti	Due on Receipt

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Replace in-line filter and value

Valve replaced



Midship ct cul-de-sac in-line filter cracked , valve not closing both need to be replaced.



Irrigation Repair - 12/10/2025 $1,317.83

Subtotal	$1,317.83
Sales Tax	$0.00
Total	**$1,317.83**
Credits/Payments	($0.00)
Balance Due	**$1,317.83**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$2,084.23	$8,622.58	$7,353.78	$0.00	$0.00

BALLENGER
LANDCARE

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 544

Date	PO#
12/10/25	
Sales Rep	**Terms**
Christopher Zotti	Due on Receipt

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Controller B golden nettle lift station node broken top of filter







Irrigation Repair - 12/10/2025 $766.40

Subtotal	$766.40
Sales Tax	$0.00
Total	**$766.40**
Credits/Payments	($0.00)
Balance Due	**$766.40**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$2,084.23	$8,622.58	$7,353.78	$0.00	$0.00

Invoice 558

Date	PO#
12/12/25	
Sales Rep	**Terms**
Christopher Zotti	Due on Receipt

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Broken line

Broken 1" line at the corner of waterset and summer sunset







Irrigation Repair - 12/12/2025 $98.18

Subtotal	$98.18
Sales Tax	$0.00
Total	**$98.18**
Credits/Payments	($0.00)
Balance Due	**$98.18**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$98.18	$10,706.81	$7,353.78	$0.00	$0.00

BALLENGER LANDCARE

822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 564

Date	PO#
12/17/25	
Sales Rep	**Terms**
Christopher Zotti	Due on Receipt

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

G1 controller wire splice run over broken lateral pipes

G1 controller wire splice run over broken lateral pipes

Irrigation Repair - 11/20/2025 $448.01

Subtotal	$448.01
Sales Tax	$0.00
Total	**$448.01**
Credits/Payments	($0.00)
Balance Due	**$448.01**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$448.01	$10,804.99	$179.40	$0.00	$0.00

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

Document No:INS-1125-310
Document Date:11/30/2025

Association: Waterset South Community Development District Facilities Manag

Total Due: $271.85

Date	Description	Amount
11/30/2025	Insurance Reimbursement Torres, Heidy ASTPM	$123.34
11/30/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	$148.51

Report Totals

Billing:	$271.85
Total Sales Tax:	$0.00
Balance Due:	**$271.85**

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

Document No:MGT-120125-519
Document Date:12/01/2025

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**

FRONTIER

WATERSET SOUTH CDD

Account Number:
813-634-3400-072525-5

PIN:

Billing Date:
Nov 25, 2025

Billing Period:
Nov 25 - Dec 24, 2025

Hi WATERSET SOUTH CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Total balance
$104.99
due
Dec 19

Bill history

Previous balance	$19.98
Payment received by Nov 25, thank you	-$19.98

Service summary

	Previous month	Current month
Internet	$99.99	$99.99
Other	$5.00	$5.00
One-Time Charges	$19.98	↓$0.00
Total services	**$124.97**	**$104.99**
Total balance		**$104.99**

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FRONTIER

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

6790 0107 DY RP 25 11252025 NNNNNNNY 01 992460

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

Total balance
$104.99

Due by
Dec 19

Account number
813-634-3400-072525-5

Amount enclosed
$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

10500281363434000725250000000000000104995

FRONTIER

WATERSET SOUTH CDD

Account Number:
813-634-3400-072525-5

PIN:

Billing Date:
Nov 25, 2025

Billing Period:
Nov 25 - Dec 24, 2025

WAYS TO PAY YOUR BILL

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Download the MyFrontier© app

For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/ctnetx-privacy.

FRONTIER

WATERSET SOUTH CDD

Account Number:
813-634-3400-072525-5

PIN:

Billing Date:
Nov 25, 2025

Billing Period:
Nov 25 - Dec 24, 2025

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

Internet

Monthly Charges

11.25-12.24		Business Fiber Internet 2 Gig	$109.99
		Data	-$10.00
		$10.00 Discount through 07/24/27	
Internet Total			**$99.99**

Other Charges

Monthly Charges

11.25-12.24	(2)	Frontier Wi-Fi 7 Equipment	$5.00
Other Charges Total			**$5.00**

Total current month charges **$104.99**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $104.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	12/03/2025	12/24/2025

Summary of Account Charges

Previous Balance	$576.08
Net Payments - Thank You	$-576.08
Total Account Charges	**$378.67**
AMOUNT DUE	**$378.67**

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: https://bit.ly/3JF9HUI

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) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	12/24/2025
AMOUNT DUE	$378.67
AMOUNT PAID	

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

2,167 8

0023514443730 00000378679

Hillsborough County Florida

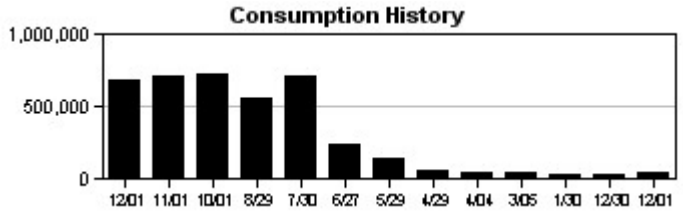
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	12/03/2025	12/24/2025

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702674522	11/01/2025	14222339	12/01/2025	14904295	681956 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$166.37
Total Service Address Charges	**$166.37**



Hillsborough County Florida

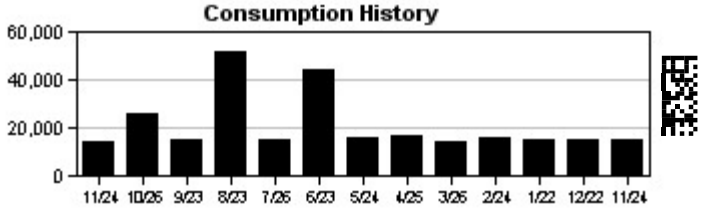
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	12/03/2025	12/24/2025

Service Address: 5000 SEA BRANCH AVE - IRRIGATION RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702858474	10/26/2025	569910	11/24/2025	584450	14540 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$9.06
Total Service Address Charges	**$9.06**



Hillsborough County Florida

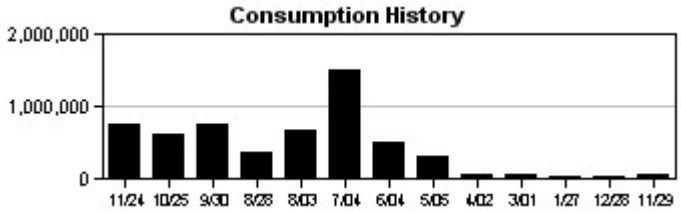
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	12/03/2025	12/24/2025

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702665776	11/03/2025	18832726	11/24/2025	19358033	525307 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$183.63
Total Service Address Charges	**$183.63**



Hillsborough County Florida

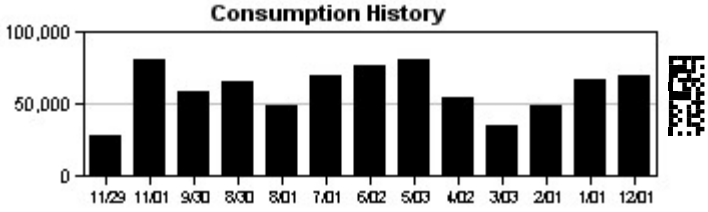
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	12/03/2025	12/24/2025

Service Address: 6118 TURNBUCKLE DR - IRRIGATION RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702880892	11/01/2025	895256	11/29/2025	923245	27989 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$13.17
Total Service Address Charges	**$13.17**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	12/03/2025	12/24/2025

Service Address: 5134 30TH ST NE - IRRIGATION RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702579412	10/26/2025	570885	11/24/2025	570885	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	11/26/2025	12/17/2025

Hillsborough County Florida

Summary of Account Charges

Previous Balance	$974.40
Net Payments - Thank You	$-1,023.12
Credit Amount	$-48.72
Bill Adjustments	$48.72
Total Account Charges	**$189.66**
AMOUNT DUE	**$189.66**

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: https://bit.ly/3JF9HUI

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) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	12/17/2025
AMOUNT DUE	$189.66
AMOUNT PAID	

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

6,493 8

0026433187056 0000018966 2

Hillsborough County Florida

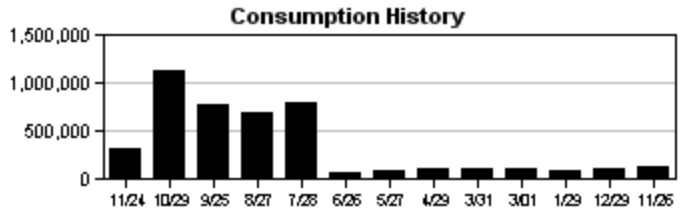
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	11/26/2025	12/17/2025

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	10/29/2025	30298148	11/24/2025	30610708	312560 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$62.70
Late Payment Charge	$12.15
Total Service Address Charges	**$74.85**



Hillsborough County Florida

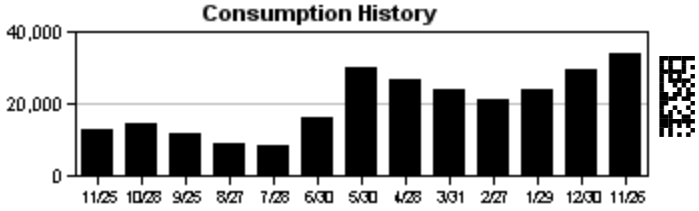
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	11/26/2025	12/17/2025

Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	10/28/2025	1213124	11/25/2025	1225792	12668 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.72
Late Payment Charge	$0.42
Total Service Address Charges	**$9.14**



Hillsborough County Florida

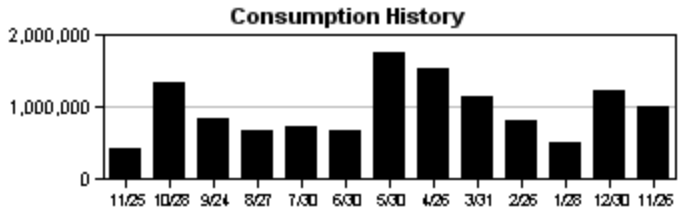
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	11/26/2025	12/17/2025

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	10/28/2025	27663898	11/25/2025	28071499	407601 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$90.83
Late Payment Charge	$34.87
Total Service Address Charges	**$125.70**



Hillsborough County Florida

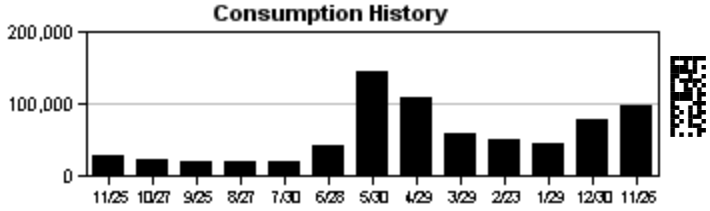
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	11/26/2025	12/17/2025

Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	10/27/2025	2772570	11/25/2025	2801657	29087 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$11.68
Late Payment Charge	$0.49
Total Service Address Charges	**$12.17**



Hillsborough County Florida

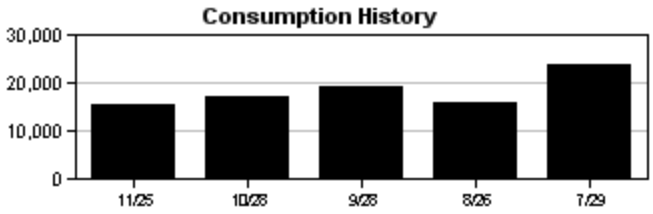
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	11/26/2025	12/17/2025

Service Address: 6399 ROADSTEAD CT - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702137990	10/28/2025	593632	11/25/2025	609120	15488 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$9.29
Late Payment Charge	$0.49
Total Service Address Charges	**$9.78**



Hillsborough County Florida

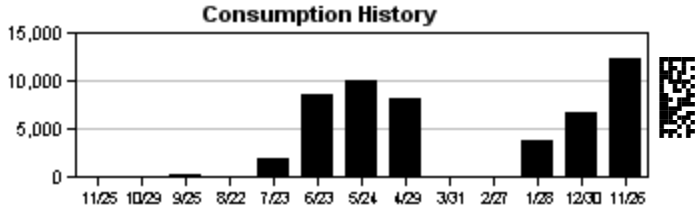
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	11/26/2025	12/17/2025

Service Address: 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	10/29/2025	188601	11/25/2025	188601	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$6.44
Late Payment Charge	$0.30
Total Service Address Charges	**$6.74**



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	12/02/2025	12/23/2025

Hillsborough County Florida

Summary of Account Charges

Previous Balance	$332.72
Net Payments - Thank You	$-332.72
Total Account Charges	**$226.06**
AMOUNT DUE	**$226.06**

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: https://bit.ly/3JF9HUI

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Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6145712597**

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	12/23/2025
AMOUNT DUE	$226.06
AMOUNT PAID	

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

1,040 8

00614571259 71 00000226068

Hillsborough County Florida

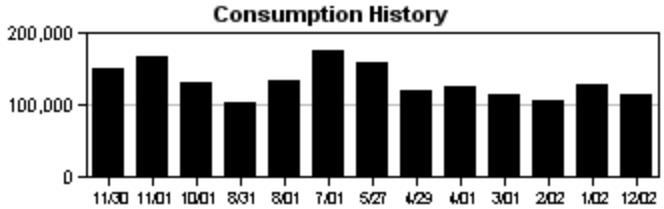
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	12/02/2025	12/23/2025

Service Address: 6288 HIDDEN BRANCH DR - COMM RCLM IRRI

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701266672	11/01/2025	2538170	11/30/2025	2687844	149674 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$45.68
Total Service Address Charges	**$45.68**



Hillsborough County Florida

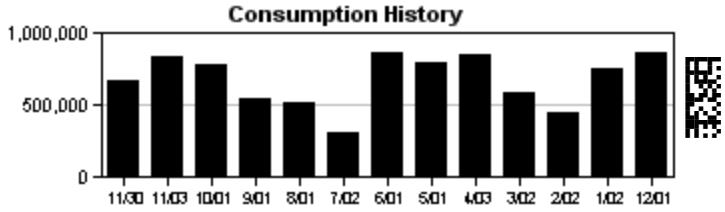
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	12/02/2025	12/23/2025

Service Address: 5261 COVINGTON DR - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702663878	11/03/2025	16659847	11/30/2025	17322301	662454 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$161.36
Total Service Address Charges	**$161.36**



Hillsborough County Florida

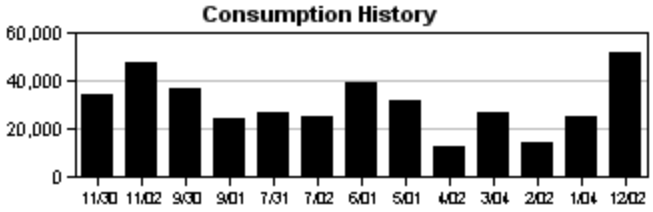
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	12/02/2025	12/23/2025

Service Address: 6064 HIDDEN BRANCH DR - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703747518	11/02/2025	334439	11/30/2025	368437	33998 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$12.56
Total Service Address Charges	**$12.56**



Hillsborough County Florida

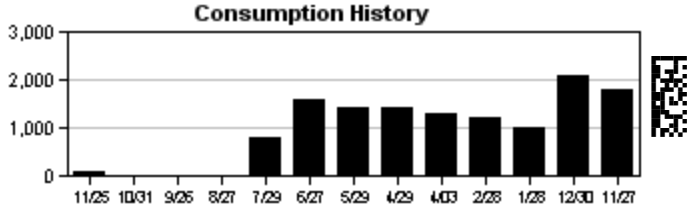
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	12/02/2025	12/23/2025

Service Address: 6335 MIDSHIP CT - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907325	10/31/2025	1047	11/25/2025	1048	100 GAL	ACTUAL	RECLAIM

Service Address Charges

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



K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

December 4, 2025

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

Invoice No. 3669449
28623-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/25	J. Gillis	0.50	95.00	Draft amenity facilities access registration form; review amenity facility policies and confer with staff regarding same
10/02/25	A. Willson	0.30	97.50	Confer with Parodi and Durand regarding amenity facility agreements; review same
10/03/25	J. Gillis	2.10	399.00	Draft form of independent contractor agreement and form of facility rental agreement; confer with staff regarding same
10/06/25	A. Willson	0.50	162.50	Confer with Evans regarding upcoming meeting agenda; review items regarding same
10/07/25	A. Willson	0.90	292.50	Confer with Evans regarding meeting agenda items; prepare disclosure of public financing and amenity use agreements
10/14/25	A. Willson	4.70	1,527.50	Review meeting agenda; prepare materials for board meeting; attend same; post meeting follow up
10/17/25	J. Gillis	0.10	19.00	Receive and review executed resolution levying assessments

10/22/25	A. Willson	0.30	97.50	Confer with DeLuna regarding pool maintenance agreements; review items regarding same
10/22/25	A. Willson	0.20	65.00	Confer with DeLuna regarding pool maintenance items

TOTAL HOURS	9.60	
TOTAL FOR SERVICES RENDERED		$2,755.50
DISBURSEMENTS		
Meals	34.09	
Travel Expenses	408.49	
TOTAL DISBURSEMENTS		442.58
TOTAL CURRENT AMOUNT DUE		$3,198.08
UNPAID INVOICES:		
October 6, 2025	Invoice No. 3637992	1,908.00
TOTAL DUE		$5,106.08

REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

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

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

Account Number	**3-0696-0095136**
Invoice Number	0696-001314182
Invoice Date	November 17, 2025
Previous Balance	$0.00
Payments/Adjustments	$0.00
Current Invoice Charges	**$626.94**

Total Amount Due	Payment Due Date
$626.94	**December 07, 2025**

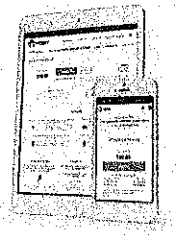
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset South 6160 Rurnbuckle Dr CSA A912823140				
Apollo Beach, FL				
1 Waste Container 6 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Container Delivery 10/28	N/A	1.0000	$343.75	$343.75
Receipt Number 53067				
Delivery Discount 10/28	N/A	1.0000	-$308.02	-$308.02
Receipt Number 53067				
Pickup Service 10/23-11/30		1.0000	$176.00	$228.08
Pickup Service 12/01-12/31			$176.00	$176.00
Container Refresh 10/23-11/30		1.0000	$9.00	$11.66
Container Refresh 12/01-12/31		1.0000	$9.00	$9.00
Container Refresh Credit 10/23-11/30		1.0000	-$9.00	-$11.66
Container Refresh Credit 12/01-12/31		1.0000	-$9.00	-$9.00
Administrative Fee				$5.95
Total Fuel/Environmental Recovery Fee				$181.18
CURRENT INVOICE CHARGES				**$626.94**

RECEIVED
NOV 25 20..

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REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

Please Return This Portion With Payment

Total Amount Due	**$628.94**
Payment Due Date	**December 07, 2025**
Account Number	**3-0696-0095138**
Invoice Number	**0696-001314182**

Total Enclosed

Address Service Requested

☐ For Billing Address Changes, Check Box and Complete Reverse

Make Checks Payable To:

WATERSET SOUTH CDD
STEPHANIE DELUNA
3434 COLWELL AVE
TAMPA FL 33614-8390

0001761 N202

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

3069600951360000001314182000062694000062694 4

REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

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

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

Account Number	**3-0696-0095136**
Invoice Number	0696-001321008
Invoice Date	December 17, 2025
Past Due on 12/17/25	**$626.94**
Payments/Adjustments	$0.00
Current Invoice Charges	**$477.06**

Total Amount Due	**Payment Due Date**
$1,104.00	**Past Due**

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset South 6160 Rurnbuckle Dr CSA A912823140				
Apollo Beach, FL				
1 Waste Container 6 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Non-Scheduled Service 11/26	Js	1.0000	$150.00	$150.00
Receipt Number 64368				
Pickup Service 01/01-01/31			$176.00	$176.00
Container Refresh 01/01-01/31		1.0000	$9.00	$9.00
Container Refresh Credit 01/01-01/31		1.0000	-$9.00	-$9.00
Administrative Fee				$5.95
Total Fuel/Environmental Recovery Fee				$135.71
Late Fee 12/17				$9.40
CURRENT INVOICE CHARGES, Due by January 06, 2026				**$477.06**

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Past Due	30 Days	60 Days	90+ Days
	$626.94	$0.00	$0.00

REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

Address Service Requested

Please Return This Portion With Payment

Total Enclosed

Total Amount Due	**$1,104.00**
Payment Due Date	**Past Due**
Account Number	**3-0696-0095136**
Invoice Number	**0696-001321008**

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

Make Checks Payable To:

WATERSET SOUTH CDD
STEPHANIE DELUNA
3434 COLWELL AVE
TAMPA FL 33614-8390

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

3069600951360000001321008000047706000110400 5

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UNDERSTANDING OUR RATES, CHARGES, AND FEES
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Responsible Party
All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers
If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing
When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy
Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees
If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
12/2/2025	INV0000105274

Bill To:

Waterset South CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,782.33	$1,782.33
Administrative Services	1.00	$389.83	$389.83
Dissemination Services	1.00	$583.33	$583.33
Email Accounts, Admin & Maintenance	5.00	$20.00	$100.00
Financial & Revenue Collections	1.00	$334.17	$334.17
Landscape Consulting Services	1.00	$900.00	$900.00
Management Services	1.00	$1,949.42	$1,949.42
Website Compliance & Management	1.00	$105.00	$105.00

Subtotal	$6,144.08
Total	$6,144.08

INVOICE

Waterset South CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

Invoice #	INV-SN-1150
Invoice Date:	12/1/2025
Due Date:	12/31/2025
PO#:	

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$600.00
SchoolNow CDD ADA-PDF		$937.50

	Subtotal:	$1,537.50
Subscription start: 10/1/2025	Tax Total:	
Subscription end: 9/30/2026	Total:	$1,537.50
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$1,537.50**

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

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
10420-b	11/01/2025	$4,620.00	12/01/2025	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
	ULV Fogging	One-Time October 10th: ULV Fogging done on Pond #32,	1	460.00	460.00

SUBTOTAL	4,620.00
TAX	0.00
TOTAL	4,620.00
BALANCE DUE	**$4,620.00**

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

Invoice

BILL TO
Waterset South CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10517-b	12/01/2025	$4,620.00	12/31/2025	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
	ULV Fogging	One-Time October 10th: ULV Fogging done on Pond #32,	1	460.00	460.00

SUBTOTAL	4,620.00
TAX	0.00
TOTAL	4,620.00
BALANCE DUE	**$4,620.00**

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

WATERSET SOUTH CDD
6160 TURNBUCKLE DR, AMENITY
APOLLO BEACH, FL 33572

Statement Date: December 04, 2025

Amount Due:	**$1,584.12**

Due Date: December 26, 2025
Account #: 211035337917

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	$1,379.44
Payment(s) Received Since Last Statement	-$1,379.44
Current Month's Charges	**$1,584.12**
Amount Due by December 26, 2025	**$1,584.12**

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

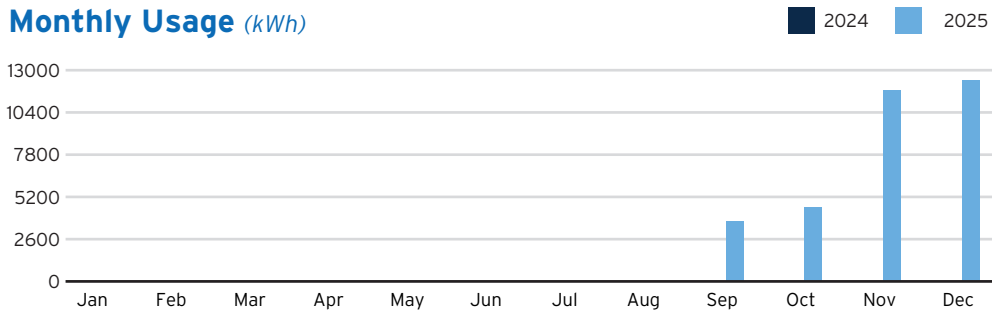
Your Energy Insight

Your average daily kWh used was **23.88% 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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211035337917
Due Date: December 26, 2025

Amount Due:	**$1,584.12**
Payment Amount: $ _____	

694593043119

Pay your bill online at TampaElectric.com

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

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

WATERSET 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.

694593043119211035337917000000158412 9

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
6160 TURNBUCKLE DR
AMENITY, APOLLO BEACH, FL 33572

Account #: 211035337917
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Service Period: Oct 30, 2025 - Nov 26, 2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000773395	11/26/2025	270		167		12,360 kWh	120.0000	28 Days
1000773395	11/26/2025	0.28		0		33.36 kW	120.0000	28 Days

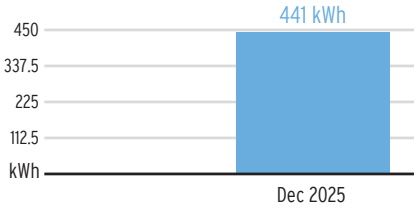
Charge Details

Electric Charges

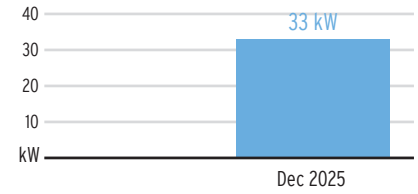
Daily Basic Service Charge	*28 days @ $1.06000*	$29.68
Billing Demand Charge	*33 kW @ $18.07000/kW*	$596.31
Energy Charge	*12,360 kWh @ $0.00773/kWh*	$95.54
Fuel Charge	*12,360 kWh @ $0.03391/kWh*	$419.13
Capacity Charge	*33 kW @ $0.30000/kW*	$9.90
Storm Protection Charge	*33 kW @ $2.08000/kW*	$68.64
Energy Conservation Charge	*33 kW @ $0.93000/kW*	$30.69
Environmental Cost Recovery	*12,360 kWh @ $0.00068/kWh*	$8.40
Clean Energy Transition Mechanism	*33 kW @ $1.15000/kW*	$37.95
Storm Surcharge	*12,360 kWh @ $0.01035/kWh*	$127.93
Florida Gross Receipt Tax		$36.52
Electric Service Cost		**$1,460.69**
State Tax		$123.43
Total Electric Cost, Local Fees and Taxes		**$1,584.12**

Total Current Month's Charges **$1,584.12**

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
6160 TURNBUCKLE DR
AMENITY, APOLLO BEACH, FL 33572

Account #: 211035337917
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit **TampaElectric.com/PayAssist** to explore resources and get started.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: December 04, 2025

Amount Due:	**$24.00**

Due Date: December 26, 2025
Account #: 221009083702

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	$28.52
Payment(s) Received Since Last Statement	-$28.52
Current Month's Charges	**$24.00**
Amount Due by December 26, 2025	**$24.00**

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

Your Energy Insight

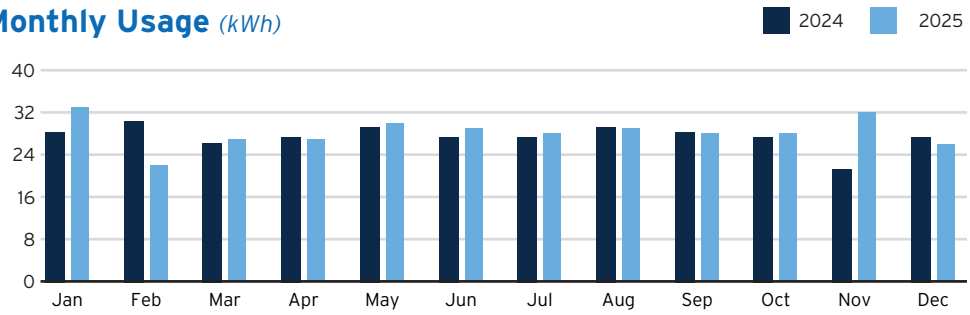
Your average daily kWh used was 10% lower than the same period last year.

Your average daily kWh used was 10% 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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009083702
Due Date: December 26, 2025

Amount Due:	**$24.00**
Payment Amount: $ _____	

688421269909

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TAMPA, FL 33631-3318

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Please write your account number on the memo line of your check.

688421269909221009083702000000024000

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009083702
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Meter Location: IRRG

Service Period: Oct 30, 2025 - Nov 26, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	11/26/2025	763		737		26 kWh	1	28 Days

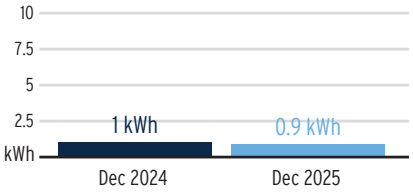
Charge Details

Electric Charges

Daily Basic Service Charge	*28 days @ $0.63000*	$17.64
Energy Charge	*26 kWh @ $0.08641/kWh*	$2.25
Fuel Charge	*26 kWh @ $0.03391/kWh*	$0.88
Storm Protection Charge	*26 kWh @ $0.00577/kWh*	$0.15
Clean Energy Transition Mechanism	*26 kWh @ $0.00418/kWh*	$0.11
Storm Surcharge	*26 kWh @ $0.02121/kWh*	$0.55
Florida Gross Receipt Tax		$0.55
Electric Service Cost		**$22.13**
State Tax		$1.87
Total Electric Cost, Local Fees and Taxes		**$24.00**

Total Current Month's Charges **$24.00**

Avg kWh Used Per Day



Important Messages

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: December 04, 2025

Amount Due:	**$20.30**

Due Date: December 26, 2025
Account #: 221009083710

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	$23.80
Payment(s) Received Since Last Statement	-$23.80
Current Month's Charges	**$20.30**
Amount Due by December 26, 2025	**$20.30**

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

Your Energy Insight

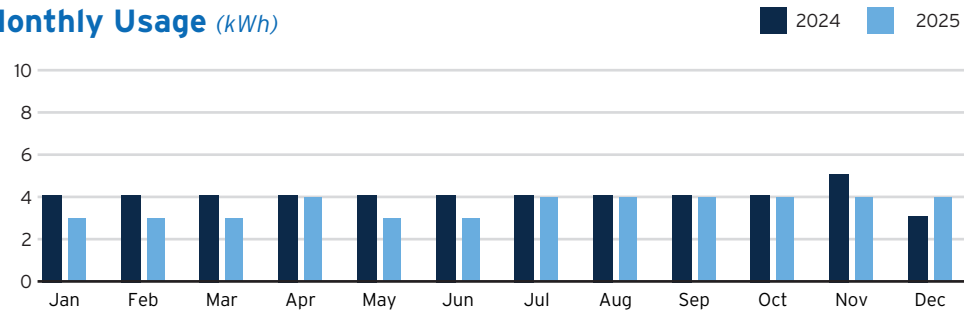
Your average daily kWh used was **0% higher** than the same period last year.

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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009083710
Due Date: December 26, 2025

Amount Due:	**$20.30**
Payment Amount: $ _____	

688421269910

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3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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

6884212699102210090837100000000020306

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009083710
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Service Period: Oct 30, 2025 - Nov 26, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886162	11/26/2025	105		101		4 kWh	1	28 Days

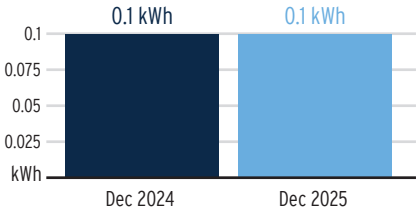
Charge Details

Electric Charges

Daily Basic Service Charge	*28 days @ $0.63000*	$17.64
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		$0.47
Electric Service Cost		**$18.72**
State Tax		$1.58
Total Electric Cost, Local Fees and Taxes		**$20.30**

Total Current Month's Charges $20.30

Avg kWh Used Per Day



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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: December 04, 2025

Amount Due:	**$21.81**

Due Date: December 26, 2025
Account #: 221009143712

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	$17.62
Payment(s) Received Since Last Statement	-$17.62
Current Month's Charges	**$21.81**
Amount Due by December 26, 2025	**$21.81**

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

Your Energy Insight

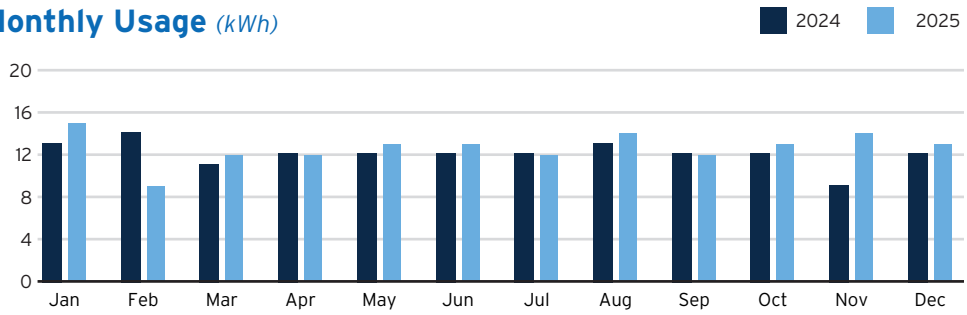
Your average daily kWh used was **25% higher** than the same period last year.

Your average daily kWh used was **25% higher** than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009143712
Due Date: December 26, 2025

Amount Due:	**$21.81**
Payment Amount: $ _____	

688421269911

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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.

688421269911221009143712000000021819

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009143712
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Oct 30, 2025 - Nov 26, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	11/26/2025	312		299		13 kWh	1	28 Days

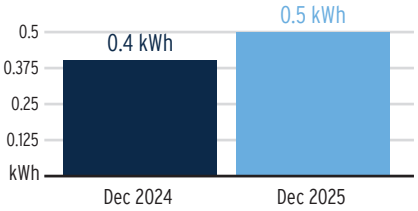
Charge Details

Electric Charges

Daily Basic Service Charge	*28 days @ $0.63000*	$17.64
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		$0.50
Electric Service Cost		**$20.11**
State Tax		$1.70
Total Electric Cost, Local Fees and Taxes		**$21.81**

Total Current Month's Charges $21.81

Avg kWh Used Per Day



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Residential Customer Care:
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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

WATERSET SOUTH CDD
6288 HIDDEN BRANCH DR
APOLLO BEACH, FL 33572-2248

Statement Date: December 04, 2025

Amount Due:	**$20.30**

Due Date: December 26, 2025
Account #: 221009143720

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	$14.96
Payment(s) Received Since Last Statement	-$14.96
Current Month's Charges	**$20.30**
Amount Due by December 26, 2025	**$20.30**

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

Your Energy Insight

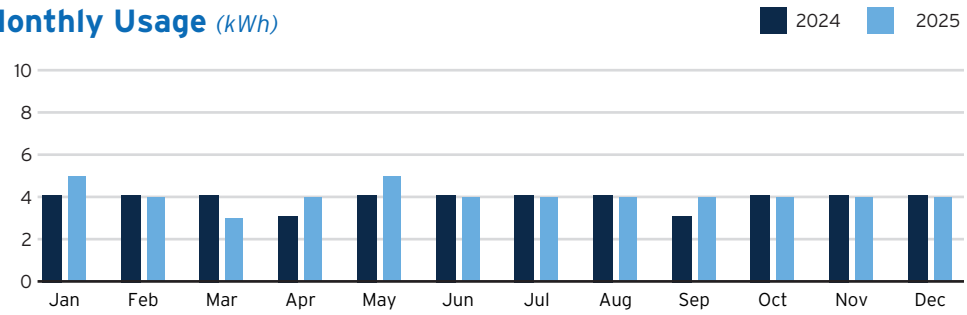
Your average daily kWh used was **0% higher** than the same period last year.

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)*



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---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009143720
Due Date: December 26, 2025

Amount Due:	**$20.30**
Payment Amount: $ _____	

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009143720
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Oct 30, 2025 - Nov 26, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	11/26/2025	100		96		4 kWh	1	28 Days

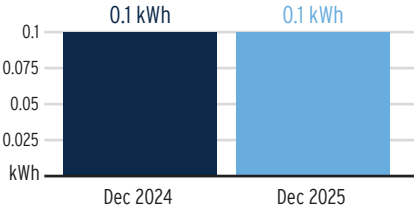
Charge Details

Electric Charges

Daily Basic Service Charge	*28 days @ $0.63000*	$17.64
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		$0.47
Electric Service Cost		**$18.72**
State Tax		$1.58
Total Electric Cost, Local Fees and Taxes		**$20.30**

Total Current Month's Charges $20.30

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: December 04, 2025

Amount Due:	**$20.30**

Due Date: December 26, 2025
Account #: 221009143738

Account Summary

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	$16.13
Payment(s) Received Since Last Statement	-$16.13
Current Month's Charges	**$20.30**
Amount Due by December 26, 2025	**$20.30**

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

Your Energy Insight

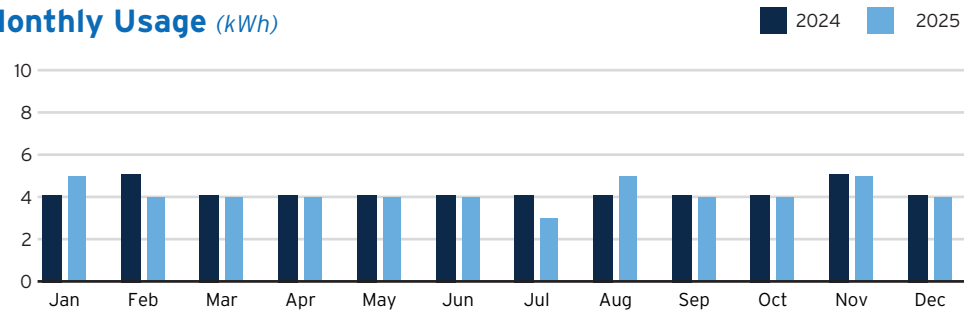
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **50% lower** than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009143738
Due Date: December 26, 2025

Amount Due:	**$20.30**
Payment Amount: $ _____	

688421269913

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009143738
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Meter Location: IRRIGATION
Service Period: Oct 30, 2025 - Nov 26, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	11/26/2025	106		102		4 kWh	1	28 Days

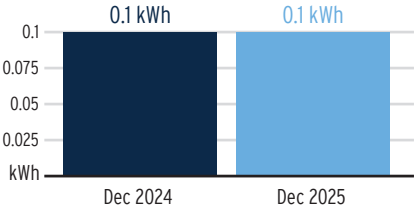
Charge Details

Electric Charges

Daily Basic Service Charge	*28 days @ $0.63000*	$17.64
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		$0.47
Electric Service Cost		**$18.72**
State Tax		$1.58
Total Electric Cost, Local Fees and Taxes		**$20.30**

Total Current Month's Charges **$20.30**

Avg kWh Used Per Day



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Energy-Saving Programs:
813-275-3909

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

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

WATERSET SOUTH CDD
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

RECEIVED
DEC 11 2025

Statement Date: December 05, 2025

Amount Due:	**$1,566.51**

Due Date: December 26, 2025
Account #: 221009546666

Account Summary

Current Service Period: October 29, 2025 - December 01, 2025

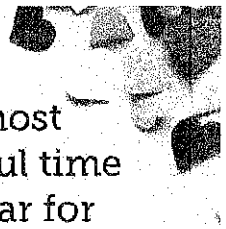
Previous Amount Due	$142.91
Payment(s) Received Since Last Statement	-$142.91
Current Month's Charges	**$1,566.51**
Amount Due by December 26, 2025	**$1,566.51**

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

Your Energy Insight

Your average daily THMS used was **1495.45% higher** than it was in your previous period.

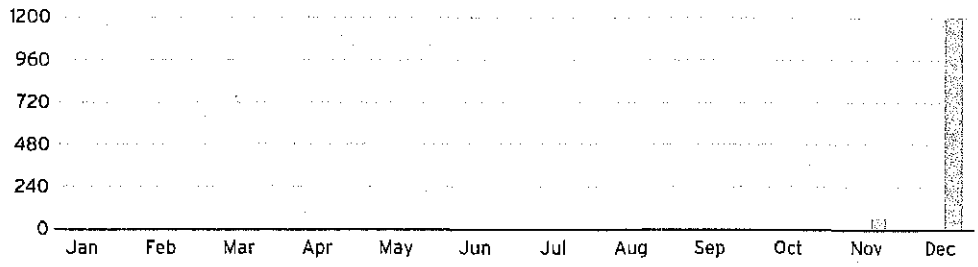
Scan here to view your account online.



It's the most wonderful time of the year for GIVING & RECEIVING.

Make a donation or find help for your utility bill payment at **PeoplesGas.com/Share**

Monthly Usage *(Therms)*



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

---

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 221009546666
Due Date: December 26, 2025

Amount Due:	**$1,566.51**

Payment Amount: $ _____

600000826790

Pay your bill online at PeoplesGas.com
See reverse side of your paystub for more ways to pay.

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

00005068 FTECO112052522193610 00000 02 01000000 12165 002
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.

600000826790221009546666000001566517

00005068-0011023-Page 1 of 4

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

[redacted]

Meter Read

Service Period: Oct 29, 2025 - Dec 01, 2025 **Rate Schedule:** General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ADX15885	12/01/2025	1,082	54	1,028 CCF	1.040	1.1168	1,194.0 Therms	34 Days

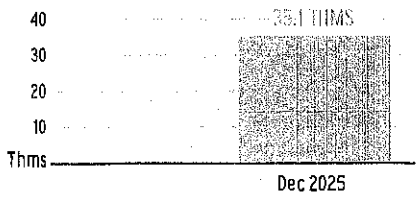
Charge Details

Natural Gas Charges

Customer Charge		$66.05
Distribution Charge	*1,194.0 THMS @ $0.53660*	$640.70
PGA	*1,194.0 THMS @ $0.60000*	$716.40
Florida Gross Receipts Tax		$34.07
Natural Gas Service Cost		**$1,457.22**
State Tax		$109.29
Total Natural Gas Cost, Local Fees and Taxes		**$1,566.51**

Total Current Month's Charges **$1,566.51**

Avg THMS Used Per Day



Important Messages

00005068-0011023-Page 2 of 4

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **PeoplesGas.com**

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas 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.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03228H **Date 10/24/2025**

Attn:
Waterset South CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-03228H **Notice of Regular Meeting** **RE:** Waterset South CDD Board of Supervisors Meeting on 11/13/25 at 10:00 AM **Published:** 10/24/2025	$50.31

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$50.31**

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on November 13, 2025, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Stephanie DeLuna, District Manager
October 24, 2025 25-03228H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Serial Number
25-03228H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Regular Meeting

in the matter of Waterset South CDD Board of Supervisors Meeting on 11/13/25 at 10:00 AM

in the Court, was published in said newspaper by print in the

issues of 10/24/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

24th day of October, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

RECEIVED
OCT 27 2025

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on November 13, 2025, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

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Stephanie DeLuna, District Manager
October 24, 2025

25-03228H

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03548H **Date 11/21/2025**

Attn:
Waterset South CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-03548H **Notice of Regular Meeting of the Board of Supervisors** **RE:** Waterset South CDD Board of Supervisors Meeting on 12/11/25 at 10:00 AM **Published:** 11/21/2025	$50.31

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$50.31**

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on December 11, 2025, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Stephanie DeLuna, District Manager
November 21, 2025 25-03548H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03824H **Date 12/19/2025**

Attn:
Waterset South CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-03824H **Notice of Regular Meeting** **RE:** Waterset South CDD Board of Supervisors Meeting on 1/8/26 at 10:00 AM **Published:** 12/19/2025	$50.31

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$50.31**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on January 08, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Stephanie DeLuna, District Manager
December 19, 2025 25-03824H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 181421

Date	PO#
11/24/25	
Due Date	**Terms**
1/8/26	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 #194932 - Waterset South CDD - Replaced Sabal Palm W Side of 30th St N & Waterset Blvd 11/18/2025

Removed Dead Sabal Palm and Replaced with 10-12' OA Sabal, Stake Palm,

Hauled Debris;

Installed Flood Bubbler,

Created 8-10' Saucer Ring Around Tree Base

Property Improvements				$758.37
Demo / Debris Removal / Site Prep	3.00 Hrs	$69.66	$208.98	
Pickup & delivery	1.00 Hrs	$50.00	$50.00	
Sabal Palm	1.00 ea	$390.00	$390.00	
Tree Stakes- Installed	1.00 Each	$109.39	$109.39	

Thank you for your business.

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

Subtotal	$758.37
Sales Tax	$0.00
Total	**$758.37**
Credits/Payments	($0.00)
Balance Due	**$758.37**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 181422

Date	PO#
11/24/25	
Due Date	**Terms**
1/8/26	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 #194934 - Waterset South CDD - Replaced Sabal Palm Closest to 30t Roundabout & Waterset Blvd 11/18/2025

Removed Dead Sabal Palm & Replaced with 10-12' OA Sabal, Stake Palm,

Hauled Debris;

Installed Flood Bubbler,

Created 8-10' Saucer Ring Around Base of Palm

Property Improvements				$758.37
Demo / Debris Removal / Site Prep	3.00 Hrs	$69.66	$208.98	
Pickup & delivery	1.00 Hrs	$50.00	$50.00	
Sabal Palm	1.00 ea	$390.00	$390.00	
Tree Stakes- Installed	1.00 Each	$109.39	$109.39	

Thank you for your business.

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

Subtotal	$758.37
Sales Tax	$0.00
Total	**$758.37**
Credits/Payments	($0.00)
Balance Due	**$758.37**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 181423

Date	PO#
11/24/25	
Due Date	**Terms**
1/8/26	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 #194947 - Waterset South CDD - Replaced 2 Sabal Palms W of 30th St Roundabout & Waterset Blvd 11/18/2025

Removed 2 Dead Sabal Palms & Replaced With 2 - 10-12' OA Sabal Palms,

Staked Palms,

Hauled Debris,

Installed Flood Bubblers,

Created 8 - 10' Saucer Ring Around Base of Palms

Property Improvements				$1,516.74
Demo / Debris Removal / Site Prep	6.00 Hrs	$69.66	$417.96	
Pickup & delivery	2.00 Hrs	$50.00	$100.00	
Sabal Palm	2.00 ea	$390.00	$780.00	
Tree Stakes- Installed	2.00 Each	$109.39	$218.78	

Thank you for your business.

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

Subtotal	$1,516.74
Sales Tax	$0.00
Total	**$1,516.74**
Credits/Payments	($0.00)
Balance Due	**$1,516.74**

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ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 181424

Date	PO#
11/24/25	
Due Date	**Terms**
1/8/26	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 #194950 - Waterset South CDD - Replaced Sabal Summer Sunset Pocket Park 11/18/2025

Removed Sabal Palm in Summer Sunset Pocket Park, Replaced with 8-10' OA Sabal Palm,

Staked Palm,

Hauled Debris,

Installed Flood Bubbler,

Created 8-10' Saucer Ring Around Base of Palm

Property Improvements				$758.37
Demo / Debris Removal / Site Prep	3.00 Hrs	$69.66	$208.98	
Pickup & delivery	1.00 Hrs	$50.00	$50.00	
Sabal Palm	1.00 ea	$390.00	$390.00	
Tree Stakes- Installed	1.00 Each	$109.39	$109.39	

Thank you for your business.

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

Subtotal	$758.37
Sales Tax	$0.00
Total	**$758.37**
Credits/Payments	($0.00)
Balance Due	**$758.37**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 181425

Date	PO#
11/24/25	
Due Date	**Terms**
1/8/26	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 #191189 - Waterset South CDD - Filled In Ixora Beds 11/19/2025				
Delivered and Filled In Ixora Gaps or Replaced Weak Ones, 50 Plants Total				
Property Improvements				$1,530.46
Demo / Debris Removal / Site Prep	1.00 Hrs	$69.66	$69.66	
Ixora - 3g Plant Installed - GCS	50.00 Each	$14.00	$700.00	
Labor - Pinellas Park Enhancements	10.00 Hrs	$76.08	$760.80	

Thank you for your business.

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

Subtotal	$1,530.46
Sales Tax	$0.00
Total	**$1,530.46**
Credits/Payments	($0.00)
Balance Due	**$1,530.46**

p | f

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 182331

Date	PO#
12/02/25	
Due Date	**Terms**
1/16/26	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 All In Landscape Maintenance December 2025	**$33,277.25**

Waterset South CDD Landscape Maintenance Fee Summary Breakdown

	Part 1 -General Maintenance	Part 2 - Fertilization	Part 3 - Pest Control (Billed Month After Services)	Monthly Total
		2025		
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

Thank you for your business.

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

Subtotal	$33,277.25
Sales Tax	$0.00
Total	**$33,277.25**
Credits/Payments	($0.00)
Balance Due	**$33,277.25**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 184335

Date	PO#
12/17/25	
Due Date	**Terms**
1/31/26	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 #195640 - Waterset South CDD - Removed 3 Fallen Trees - NW Pond 12/16/2025				
Cut & Removed 3 Fallen Trees Around NW Pond in Regency				
Hauled Debris				
Property Improvements				$6,222.22
Subcontractor	6,222.22 Each	$1.00	$6,222.22	

Thank you for your business.

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

Subtotal	$6,222.22
Sales Tax	$0.00
Total	**$6,222.22**
Credits/Payments	($0.00)
Balance Due	**$6,222.22**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.