



Rizzetta & Company

# **Waterset South Community Development District**

---

## **Board of Supervisors' Meeting March 12, 2026**

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

[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

# **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

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

<b>District Board of Supervisors</b>	Amanda King Pete Williams Deneen Klenke Lynda McMorrow John Blakley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Kutak Rock LLP
<b>District Engineer</b>	Strickland Smith	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.

**Board of Supervisors**  
**Wataset South Community**  
**Development District**

March 10, 2026

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset South Community Development District will be held on **Thursday, March 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. STAFF REPORTS**
  - A.** Aquatic Report.....Tab 1
    - i. Ratification of Sitex Aquatic Management Agreement.....Tab 2
  - B.** Landscape and Irrigation
    - i. Presentation of Landscape Inspection Report.....Tab 3
    - ii. Landscape Contractor Update.....Tab 4
    - iii. Freeze Damage Report.....Tab 5
    - iv. Irrigation Contractor Report.....Tab 6
    - v. Consideration of United Land Services #215058.....Tab 7
  - C.** District Counsel
  - D.** District Engineer
  - E.** Clubhouse Management
    - i. Ratification of Britton Air Inc HVAC Agreement.....Tab 8
  - F.** District Manager
    - i. Action Item List.....Tab 9
- 4. BUSINESS ITEMS**
  - A.** Presentation of 2025 Arbitrage Report.....Tab 10
  - B.** Consideration of LLS Tax Solutions Audit Engagement Letter...Tab 11
  - C.** Consideration of DCSI Proposal #12393.....Tab 12
  - D.** Consideration of Resolution 2026-12 Ratifying the Sale of Special Assessment Revenue Bonds, Series 2026.....Tab 13
  - E.** Consideration of Irrigation Vendors.....USC
  - F.** Review of Brandon Glass & Mirror Founder Club Gym Mirror Proposal.....Tab 14
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors' Meeting held on February 12, 2026.....Tab 15
  - B.** Consideration of Minutes of the Board of Supervisors' Special Meeting held on February 25, 2026.....Tab 16
  - C.** Consideration of Operations & Maintenance Expenditures for January 2026.....Tab 17
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Stephanie DeLuna*  
District Manager

# Tab 1



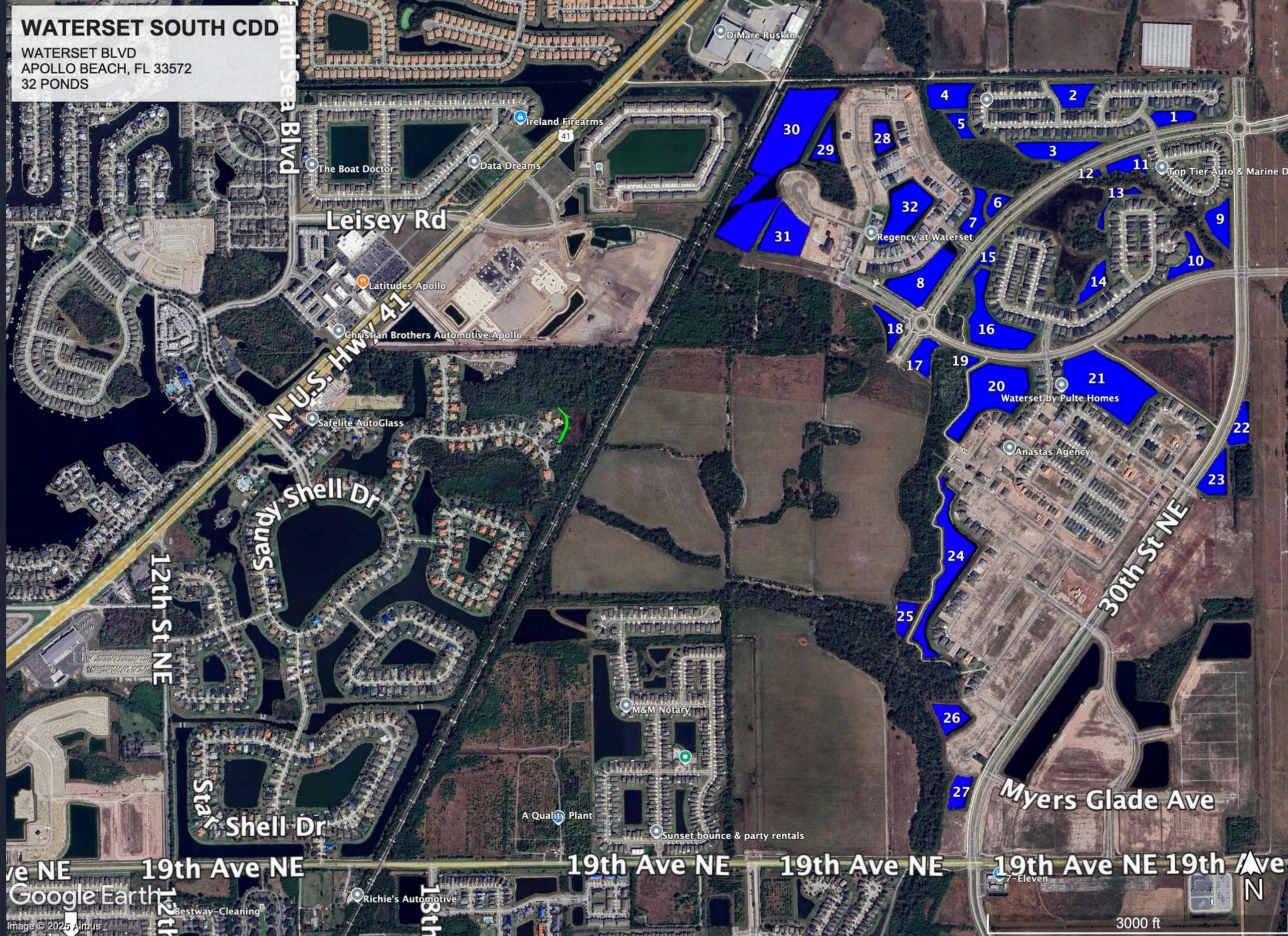
# MONTHLY REPORT

FEBRUARY, 2026



# WATERSET SOUTH CDD

WATERSET BLVD  
APOLLO BEACH, FL 33572  
32 PONDS



Google Earth

Image © 2025 Airbus

Bestway-Cleaning

Richie's Automotive

A Quality Plant

Sunset bounce & party rentals

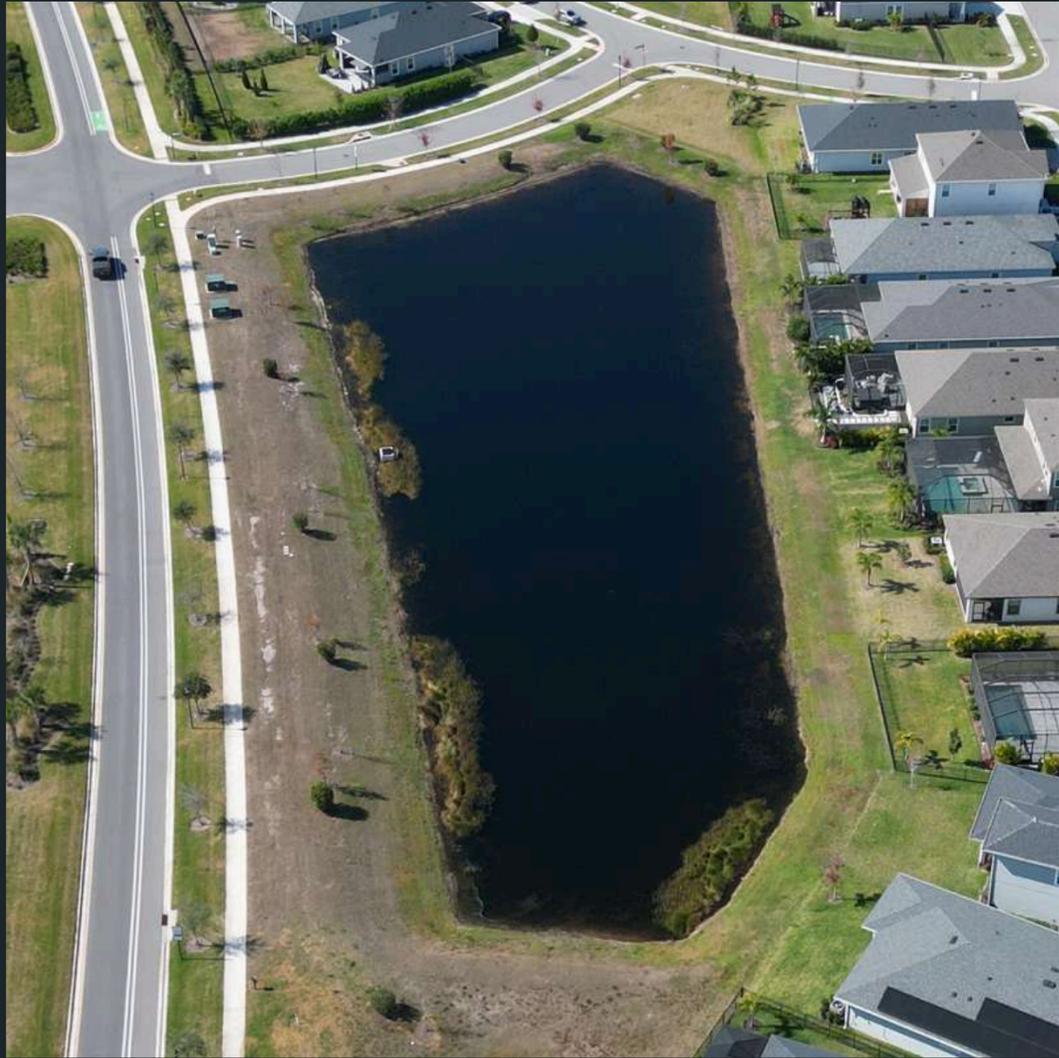
M&M Notary

7-Eleven

3000 ft

## 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.



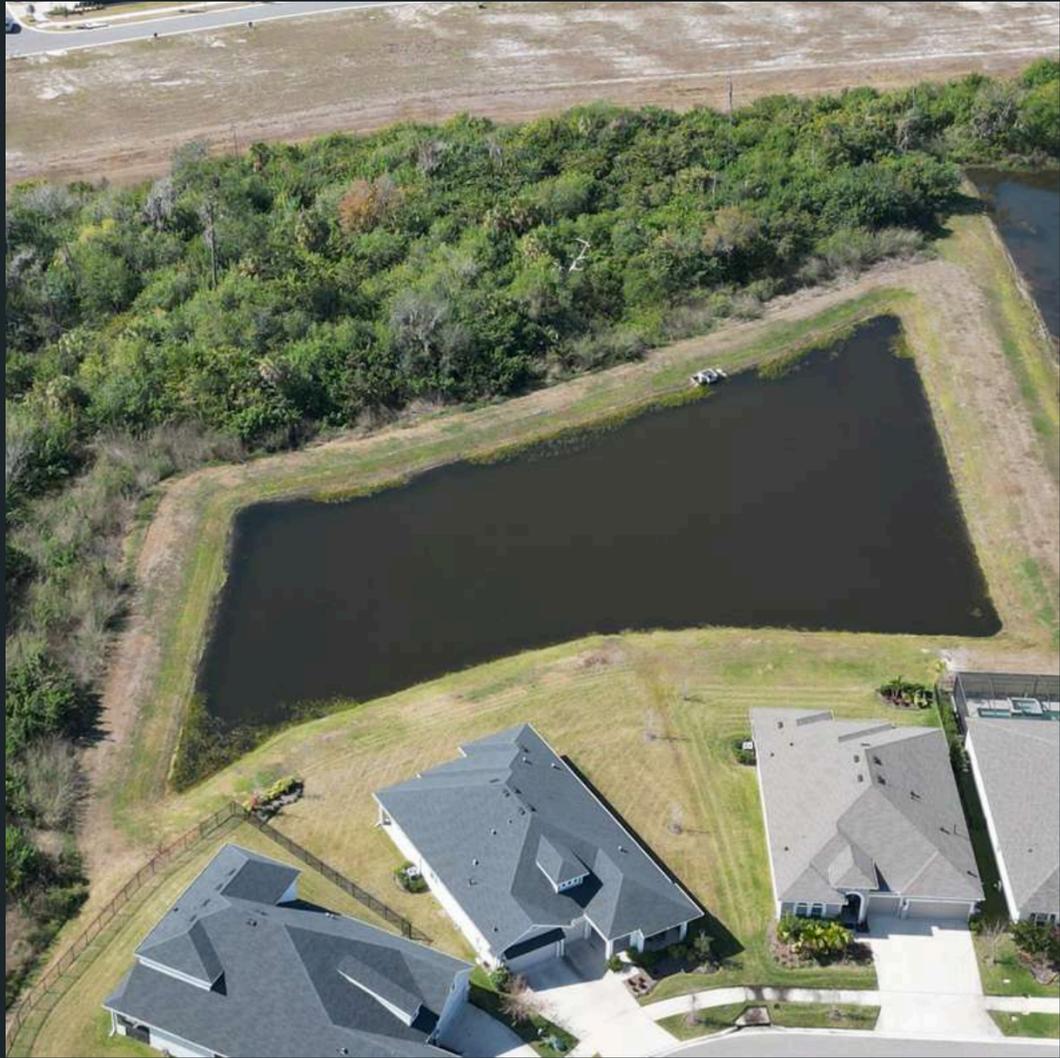
Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Naiad and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



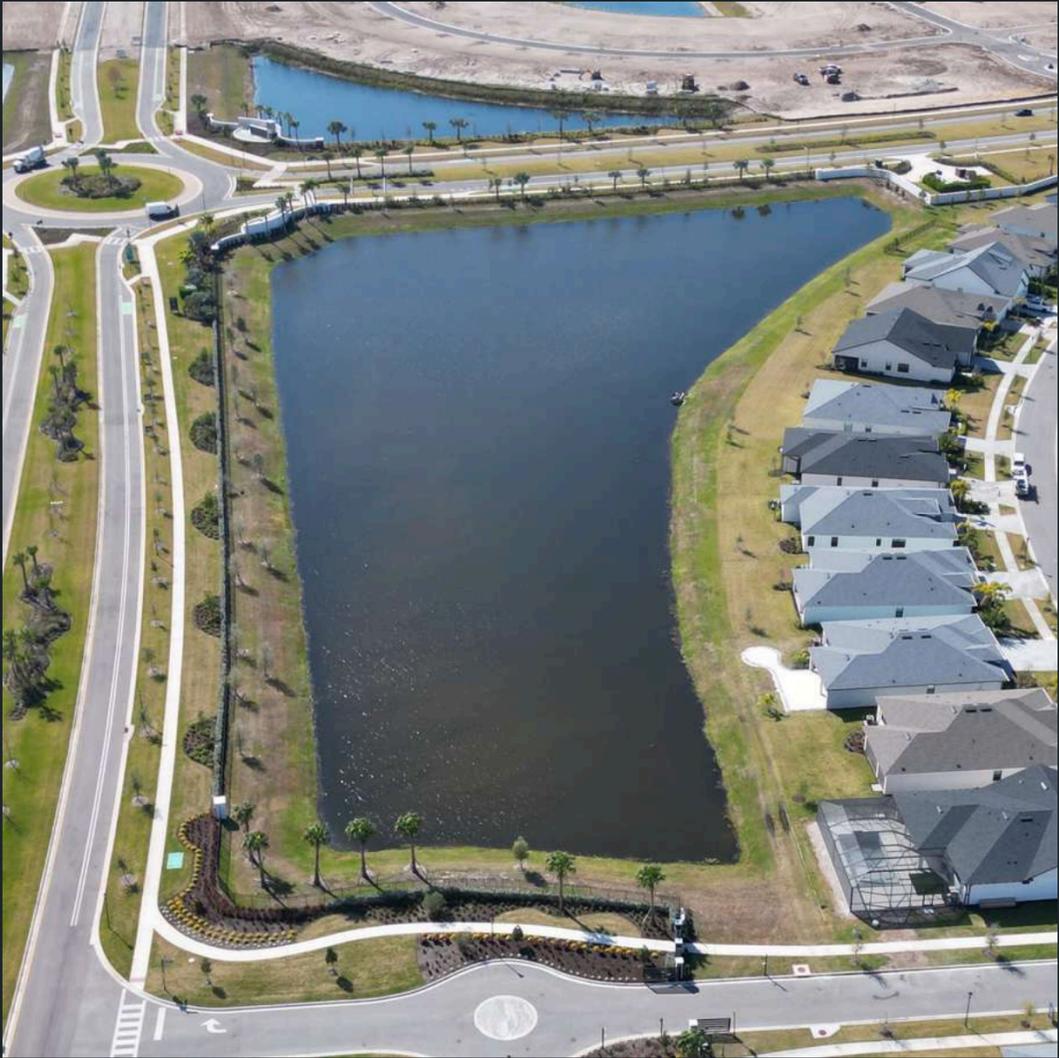
Pond #5 Treated for Algae and Shoreline Vegetation.



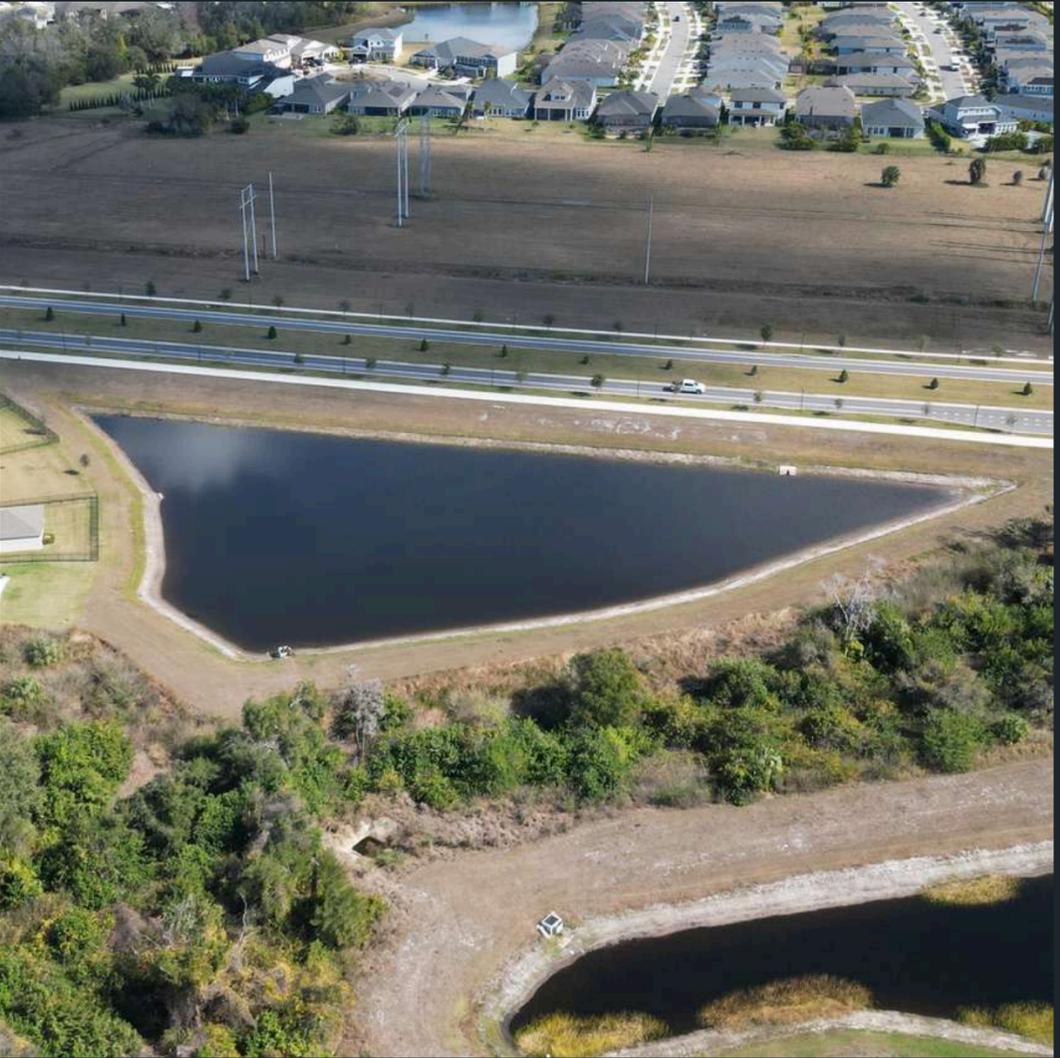
Pond #6 Treated for Algae and Shoreline Vegetation.



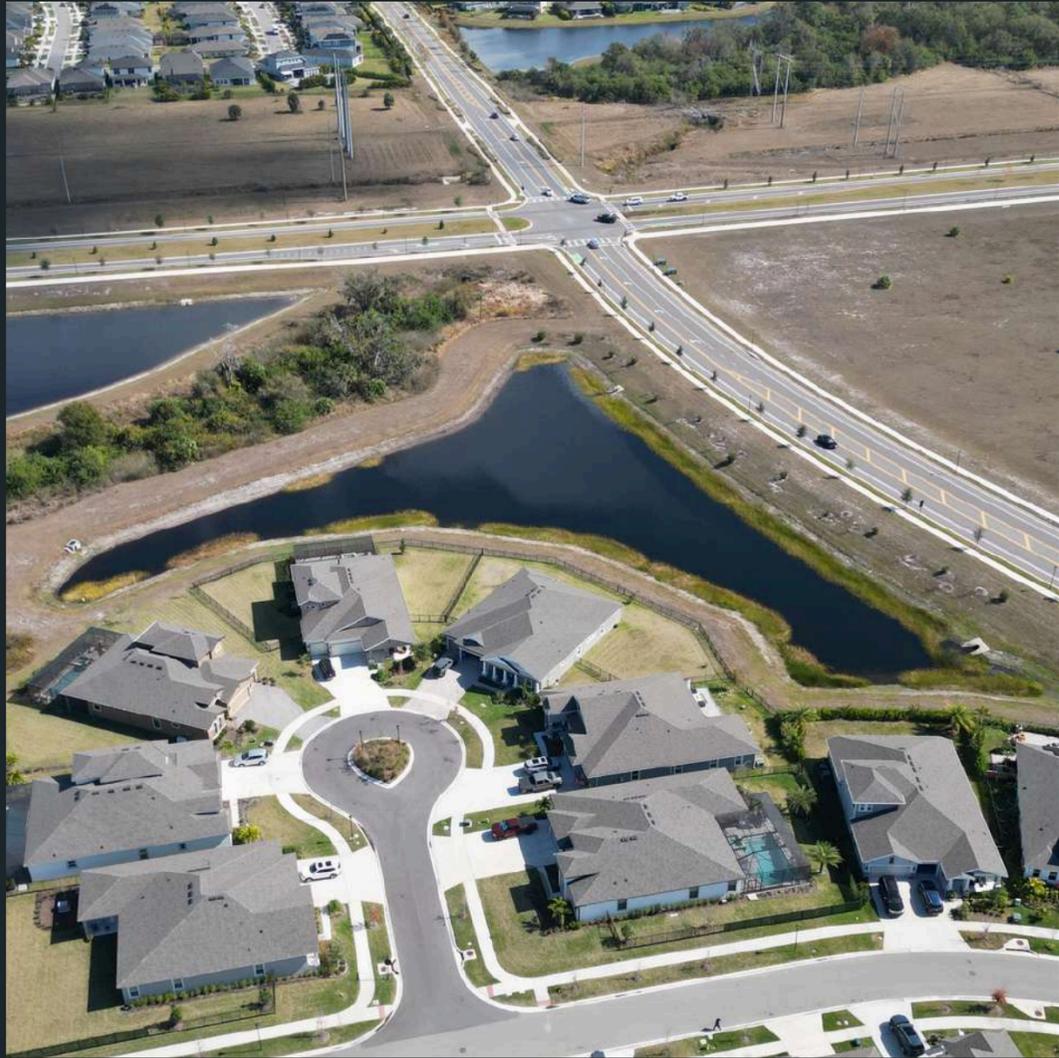
Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



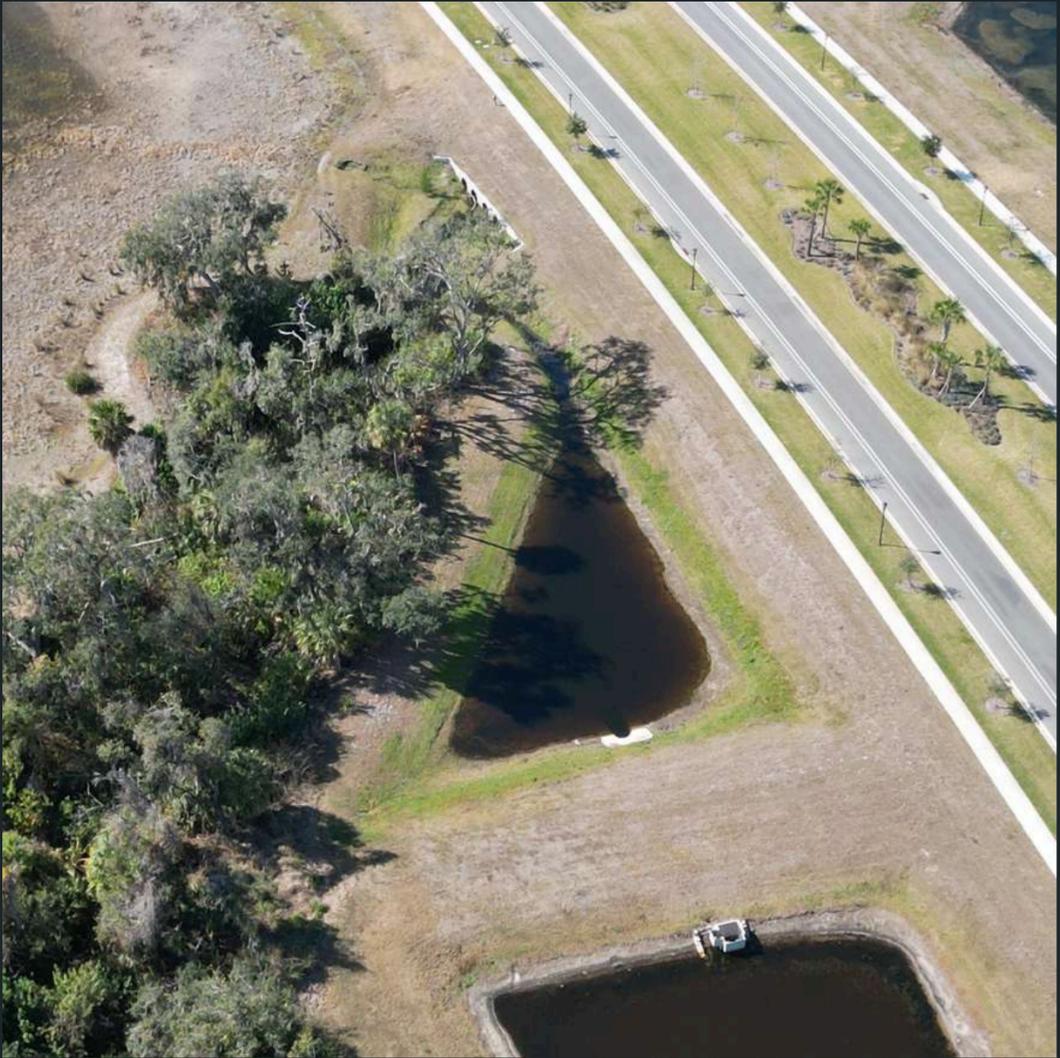
Pond #9 Treated for Shoreline Vegetation.



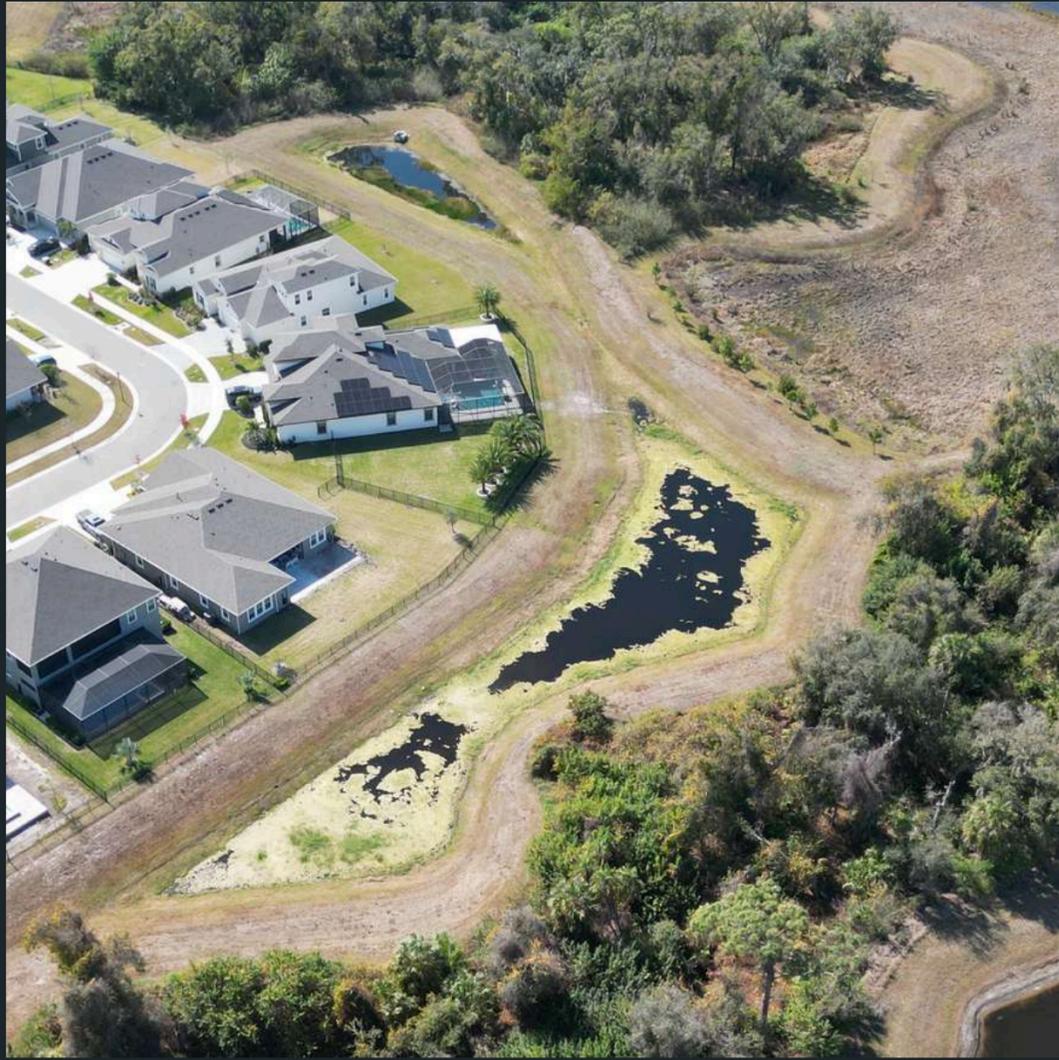
Pond #10 Treated for Shoreline Vegetation.



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.



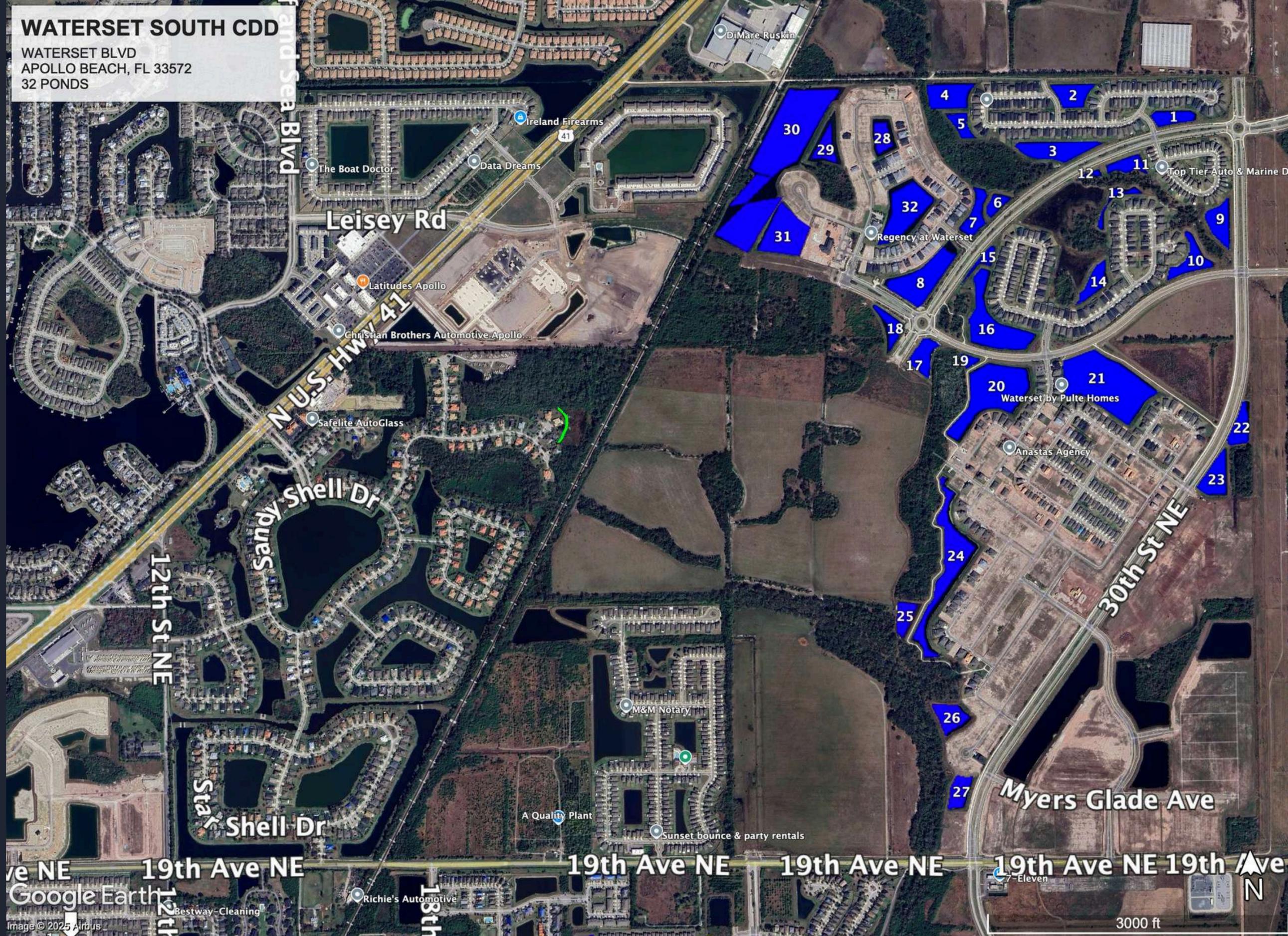
# MONTHLY REPORT

MARCH, 2026



# WATERSET SOUTH CDD

WATERSET BLVD  
APOLLO BEACH, FL 33572  
32 PONDS



Google Earth

Image © 2025 Airbus

Bestway-Cleaning

Richie's Automotive

A Quality Plant

Sunset bounce & party rentals

M&M Notary

Waterset by Pulte Homes

Anastas Agency

Regency at Waterset

Christian Brothers Automotive Apollo

Safelite AutoGlass

Latitudes Apollo

The Boat Doctor

Data Dreams

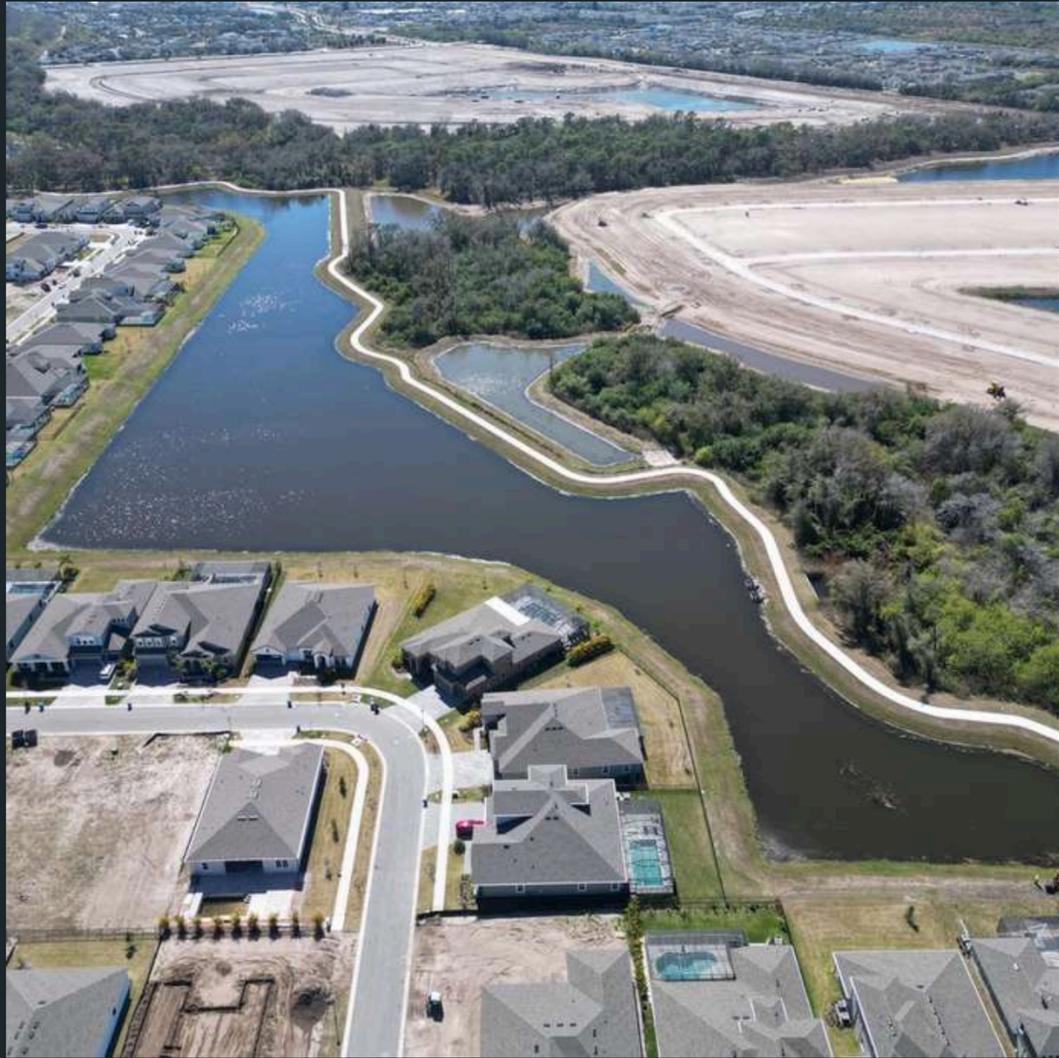
Ireland Firearms

DiMare Ruskin

Top Tier Auto & Marine D

## SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



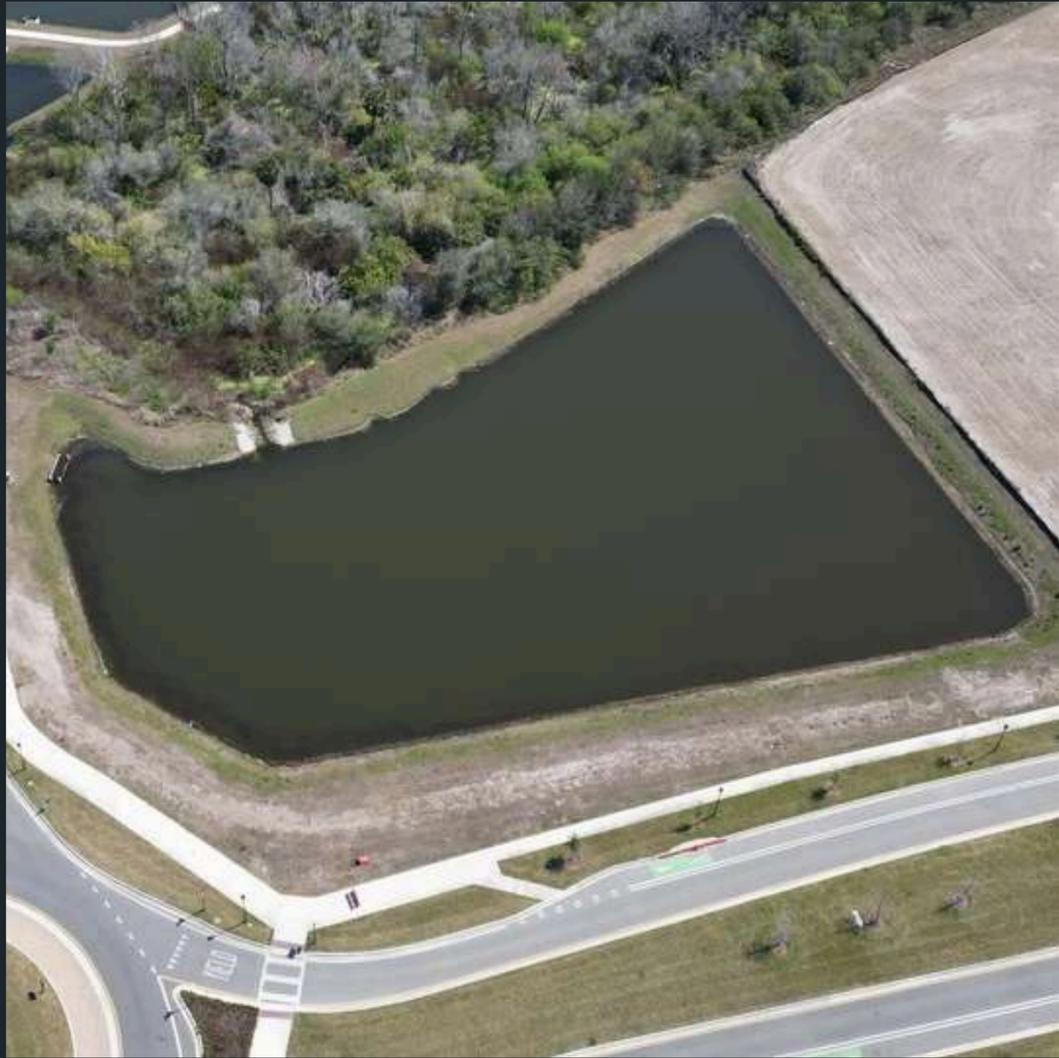
Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #31 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #29 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.



Pond #30 Treated for Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #32 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.

## **Tab 2**



P.O. Box  
Parrish, FL 34219

813.564.2322  
www.sitexaquatics.com

# Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Waterset South CDD hereafter called "customer"*

**Customer:** Waterset South CDD  
**C/O:** Rizzetta & Company  
**Contact:** Stephanie DeLuna  
**Address:** 3434 Colewell Ave Suite 200 Tampa, FI 33614  
**Email:** SDeluna@rizzetta.com  
**Phone:** 813.533.2950

*Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:*

Two (2) Ponds (3.4 Acres) at the Waterset South located in Apollo Beach, FL (see attached map)

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

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued After Each Visit            | Included |
| 5. Use of EPA Regulated Materials Only                 | Included |
| 6. Algae callback service as needed                    | Included |
| 7. Non-Construction trash removal                      | Included |

*Service shall consist of Twelve (12) treatments a year as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 03/01/26 thru 03/30/27 Agreement will automatically renew as per Term and Conditions:*

Total Monthly Service Amount: \$220.00  
Total 1st year Maintenance Cost: \$2,640.00

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

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

Amanda King  
Amanda King (Feb 17, 2026 10:57:36 EST)

Accepted By

Date

President, Sitex Aquatics Ilc.

02/06/2026

Date

# Terms & Conditions

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

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

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

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

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

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

Sitex shall maintain the following insurance coverage and limits;

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

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



**WATERSET PHASE E  
PONDS TO BE ADDED  
TO CDD WATER  
TREATMENT W/ SITEX**

# Waterset South CDD Ph E

Final Audit Report

2026-02-17

Created:	2026-02-13
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaW91Aioeuv3_q2Cz6mchm-rhNK1ZB6q1

## "Waterset South CDD Ph E" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)  
2026-02-13 - 3:52:43 PM GMT
-  Document emailed to Amanda King (amanda.king@brookfieldrp.com) for signature  
2026-02-13 - 3:52:47 PM GMT
-  Email viewed by Amanda King (amanda.king@brookfieldrp.com)  
2026-02-13 - 3:52:50 PM GMT
-  Email viewed by Amanda King (amanda.king@brookfieldrp.com)  
2026-02-17 - 2:27:56 PM GMT
-  Document e-signed by Amanda King (amanda.king@brookfieldrp.com)  
Signature Date: 2026-02-17 - 3:57:36 PM GMT - Time Source: server
-  Agreement completed.  
2026-02-17 - 3:57:36 PM GMT

## **Tab 3**

# WATERSET SOUTH

---

## LANDSCAPE INSPECTION REPORT



February 4, 2026  
Rizzetta & Company  
John R. Toborg – Division Manager  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Updates, 30<sup>th</sup> Street, Waterset Blvd., Summer Sunset

## General Updates, Recent & Upcoming Maintenance Events:

- During the month of March, all St. Augustine shall receive an application of 5227 lbs. (104 – 50 lb. bags) of 24-2-11 fertilizer with a pre-emergent herbicide. Additionally, all Ornamentals shall receive an application of 2800 lbs. (56 – 50 lb. bags) of 8-10-10 fertilizer. And all Palms shall receive an application of 64 lbs. (1/2 – 50 lb. bag) of 8-0-12+4Mg fertilizer. As I have pointed out in the past, ULS did not allow for any fertilizer for Bahia turf, and I feel their fertilizer quantity for palms is too low. The application rate for 8-2-12+4Mg fertilizer is 1 ½ lbs. of fertilizer per 100 sq. ft. of palm canopy.
- Per contract, ULS to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, ULS is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

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. Mulch had already been completed by the commencement of this inspection and overall appearance is excellent.
2. **Can Ballenger & Co. please provide an update regarding what appears to be an irrigation blowout on the east side of the 30<sup>th</sup> Street median north of the Waterset Blvd. (WSBlvd.) roundabout? (Pic 2)**
3. **Is enough water being applied to the newly installed Sabal Palm on the west side of 30<sup>th</sup> Street north of the WSBlvd. roundabout? What is the frequency and duration?**
4. The “Blue My Mind” Blue Daze will need to be cut to the ground going into spring mid to late March and lightly fertilized. This plant will not re-flush from the freeze damaged material above ground, but from the roots below ground.
5. The 8<sup>th</sup> tree on the south side of WSBlvd. west of the 30<sup>th</sup> Street roundabout still needs to be straightened. The root ball is still exposed. (Pic 5>)
6. **Cars are still overhanging the Roadstead cul-de-sac turf. (Pic 6>)**
7. Crossing over WSBlvd. from Summer Sunset, the Bougainvillea beds must be kept at approximately 24” above surrounding asphalt for visibility purposes. (Pic 7>)



# Waterset Blvd., Summer Sunset South, Sea Horn

8. Was the irrigation inspected in the hedge along the north side of the home on the south leg of Summer Sunset west side? This Sweet Viburnum hedge continues to thin. (Pic 8>)



9. There is still a dead Sabal Palm on the WS Blvd. median near Sea Horn and perhaps another one beginning to fail. There **was** also one on the WS Blvd. median near Summer Sunset, but it fell over and was removed. **Proposals have been sent to developer for approval.** (Pics 9a & b)



# Waterset Blvd./Covington Garden Dr. Roundabout, Wolf Creek

10. There is a leaning PEDESTRIAN CROSSING sign near the WS Blvd. Covington Garden Dr. (CGD) roundabout just before Regency.

11. Are we sure all gator bags have holes in the bottoms? On more than one occasion, I have noticed side by side bags where one is busting at the seams and the other is empty.

12. The dead Sabal Palm is still in place on the east side of the Wolf Creek entrance.

13. The trees on both sides of Wolf Creek (north leg) adjacent to the homes were also mulched. I'm sure the residents are very appreciative! 😊

14. Remove all broken tree straps (or completely remove all of them) in Hidden Branch east park. There is also a rebar under a Pine tree on the west side of Hidden Branch east park that needs to be removed.

15. Turf weeds are prevalent in Hidden Branch west park, although I do not see a spray stake like I did at Hidden Branch east park. (Pic 15)



16. The dead Sabal Palm is still in place at Hidden Branch west park. (Pic 16>)

17. We need to watch the depth of the mulch surrounding our trees. I noticed in many areas where the mulch was piled several inches up the tree trunk. This should be dug out so the trunk doesn't rot. Also, a lot of the plant material (like this Dw. India Hawthorn on Jensen View Lane) is also slightly buried in mulch. This plant is highly susceptible to Entomosporium (leaf spot) which will be exacerbated by piled up mulch. (Pic 17)



18. Do not forget to schedule the pencil-pruning of all Crape Myrtles during the dormant season.

19. We need to watch these Podocarpus surrounding the sport courts at the Founders' Club. Podocarpus hate wet feet and these are planted in a slightly lower area adjacent to the courts where water will sheet flow off. (Pic 19>)



# Founders' Club, Turnbuckle, Sea Branch

20. There are also a couple Podocarpus on the NW side of the sport courts that will need replaced under warranty, probably for the same reason as above. (Pic 20)



21. Some of the Fakahatchee Grasses at the Turnbuckle mail kiosk park may not recover as they are completely brown.

22. I feel the turf on Sea Branch has never fully recovered since an irrigation issue here several months ago. Much, I feel, needs to be replaced. There remains a rotor blowout. (Pics 22a & b>)



## **Tab 4**



*The New Standard in Landscape Maintenance*

## RECAP REPORT

<b>Client:</b>	<b>Waterset Central CDD</b>
<b>Week Of:</b>	<b>March 2, 2026</b>

Recipient Group			
Client Contacts		RedTree Contacts	
John Toborg	<a href="mailto:JToborg@rizzetta.com">JToborg@rizzetta.com</a>	David Lucadano	<a href="mailto:daveluke@redtreelandscape.systems">daveluke@redtreelandscape.systems</a>
Stephanie DeLuna	<a href="mailto:sdeluna@rizzetta.com">sdeluna@rizzetta.com</a>	Pete Lucadano	<a href="mailto:peteluke@redtreelandscape.systems">peteluke@redtreelandscape.systems</a>
Katiria Parodi	<a href="mailto:kparodi@castlegroup.com">kparodi@castlegroup.com</a>	Rafael Rosario	<a href="mailto:rrosario@redtreelandscape.systems">rrosario@redtreelandscape.systems</a>
Derrick Evans	<a href="mailto:devans@rizzetta.com">devans@rizzetta.com</a>	Service Desk	<a href="mailto:service@redtreelandscape.systems">service@redtreelandscape.systems</a>
		Office Admin	<a href="mailto:bchristensen@redtreelandscape.systems">bchristensen@redtreelandscape.systems</a>

Service	ReCap
<b>Mowing</b>	<ul style="list-style-type: none"> <li>Mowing proceeded according to schedule.</li> </ul>
<b>Detailing</b>	<ul style="list-style-type: none"> <li>Detailing proceeded according to schedule.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>IPM applications are being performed as needed.</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>No arbor care was completed at this time.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>All approved landscape proposals have been completed.</li> </ul>
<b>Enhancements</b>	<ul style="list-style-type: none"> <li>No proposals pending at this point.</li> </ul>

## **Tab 5**



Cristi Cochran  
ULS

# FREEZE DAMAGE REPORT

---

Waterset South CDD

Thursday, February 12, 2026

25 Issues Identified



---

**ISSUE 1**  
30th and Covington Median



---

**ISSUE 2**  
30th Ixora



---

**ISSUE 3**  
30th Median



---

**ISSUE 4**  
Jensen View Blue Daze



---

**ISSUE 5**  
30th Grasses



**ISSUE 6**  
Founders Club Ixora



**ISSUE 7**  
Founders Club Crinum Lily



**ISSUE 8**  
Founders Club



**ISSUE 9**  
Founders Club Area and Possible Damage on Ribbon Palms



**ISSUE 10**  
Founders Club Blue Daze



---

**ISSUE 11**  
Covington Copper Plants



---

**ISSUE 12**  
Covington Blue Daze



---

**ISSUE 13**  
Wolf Creek Perennial Peanut Beds and Crinum Lily



---

**ISSUE 14**  
Wolf Creek Railroad Vine & Perennial Peanut



---

**ISSUE 15**  
Railroad Vine



---

**ISSUE 16**  
Railroad Vine



---

**ISSUE 17**  
Waterset Blvd Jatropha and Blue Daze



---

**ISSUE 18**  
Waterset Blvd Ixora



---

**ISSUE 19**  
Waterset Blvd Bougainvillea



---

**ISSUE 20**  
Waterset Blvd Bougainvillea



---

**ISSUE 21**  
Waterset Blvd Xanadu



---

**ISSUE 22**  
Waterset Blvd Bougainvillea



---

**ISSUE 23**  
Waterset Blvd Bougainvillea



---

**ISSUE 24**  
Waterset Blvd Ixora



---

**ISSUE 25**  
Waterset & 30th Bougainvillea

## **Tab 6**



February 17, 2026

Waterset South Founders Club  
January Irrigation Report

The January irrigation inspection for the Founders Club was conducted on January 16<sup>th</sup>. During the inspection, the following issues were addressed:

- The filter at the point of connection was cleaned.
- The plant beds irrigated by zone 1 were extremely wet. A little investigation revealed the manual bleed screw was loose on the valve, and it was running non-stop. The bleed screw was tightened and the valve closed as expected.
- Three partially clogged nozzles were replaced.



Dirty filter at reclaimed point of connection

According to the National Weather Service, Tampa International Airport received 0.90" of rainfall in the month of January. This is well below the historical average of 2.46". There was one significant rainfall event, and that occurred on January 3<sup>rd</sup>, when 0.37" was recorded. For

the year, the Tampa Bay area is over 13" below normal rainfall, causing the Southwest Florida Water Management District to implement Phase II water restrictions. The one bit of good news is that for the month of January, temperatures were slightly below normal, helping to lower ET rates. The average daily temperature was 61.9 degrees, which is just below the historical average of 62.0 degrees. The end of January saw record lows and the controller was turned off for 3 days in anticipation of freezing temperatures on February 1<sup>st</sup> and 2<sup>nd</sup>.

## **Tab 7**



**Proposal #215058**

**Date: 2/12/2026**

**PO #**

**Customer:**

John Toborg  
Rizzetta & Company  
3434 Colwell Ave  
#Ste 200  
Tampa, FL 33614

**Property:**

Waterset South CDD  
Waterset Blvd  
Apollo Beach, FL 33572

**2026 Aerate & Topdress Hidden Creek Pocket Parks**

Provide Labor, Equipment & Material to Core Aerate & Top Dress Turf With Comand Soil in Both Hidden Creek Pocket Parks. Ground Is Extremely Compacted and Not Receiving Fertilizer For Root Growth. Rate = 1 CY of Comand Per SF, Screened With 3/8" Drum; Install Depth of 3/8". Total Turf SF for Both Parks = 32,000. Irrigation Will Need to Run Daily For Product Penetration, Will Coordinate Run Days With Ballenger.

COMAND soil is a high-performance, stabilized organic compost and soil amendment widely used on golf courses and residential lawns to improve soil health, increase root density, and boost moisture retention. It is highly effective at reducing compaction, buffering pH, and repairing damaged turf, often resulting in thicker, greener grass.

**Key Benefits & Features:**

- **Rapid Turf Recovery:** Known for transforming poor, sandy, or heavily compacted lawns into healthy, thick, and green turf.
- **Advanced Microbial Profile:** Contains a unique blend of beneficial microorganism that promote superior nutrient retention (increased CEC) and soil structure.
- **Water Management:** Highly effective at retaining moisture, reducing water usage, and helping soil recover from extreme heat.
- **Improved Growth:** Promotes extensive root length and dense canopy growth.
- **Versatility:** Used for topdressing lawns, in landscapes, and as a planting soil amendment.

**Performance & User Feedback:**

Users and turf professionals report that COMAND is superior to traditional compost for handling tough, hydrophobic, or nematode-prone soils. It is often described as a "turbocharged" compost. While it is a premium product, most feedback indicates the results justify the cost, with visible improvements in lawn density and color within a few weeks.

**Services Billed Upon Completion**

Description of Services	Total cost
Property Improvements	\$8,261.74

By \_\_\_\_\_

**Cristi Cochran**

Date 2/12/2026

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Waterset South CDD**

**Property Improvements**



## **Tab 8**



MECHANICAL CONTRACTOR

HVAC PREVENTATIVE MAINTENANCE AGREEMENT

Waterset South CDD
Founders Club
3434 Colwell Avenue, Suite 200
Tampa FL 33614

February 20, 2026

We are pleased for the opportunity to provide Quarterly Preventative Maintenance Agreement at the Waterset South Amentity Center 6160 Turnbuckle Dr. Apollo Beach FL 33572 On your (3) Trane Units. Below are the maintenance services we intend to render.

Services

- 1) Check condenser coils, clean annually
2) Check evaporator coils (additional cost to remove to clean)
3) Check operating pressures
4) Check starting capabilities
5) Check blower components (replace v-belts annually)
6) Clean Condensate Drain
7) Chemical treatment to retard algae growth in drain pan and condensate pipe
8) Check for proper temperature difference across coils
9) Check all electrical connections
10) Check voltage and amperage on motors
11) Lubricate all moving parts where necessary
12) Check thermostat calibration
13) Supply and change air filter (3) 20x23xl

Maintenance Cost per system, per visit \$350.00 = \$1050.00

If you have a question, please contact us at (813) 977-0616. Please sign and fax/email back to us. Fax: (813) 977-1122 or Email: joy@brittonair.com

Customer Signature: \_\_\_\_\_ Date: 02/23/26

# Waterset South HVAC Maintenance Agreement

Final Audit Report

2026-02-23

Created:	2026-02-23
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtdFs1Hw0YNIeZ-66HPWgB7ikyTa2luAb

## "Waterset South HVAC Maintenance Agreement" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)  
2026-02-23 - 7:24:34 PM GMT
-  Document emailed to Amanda King (amanda.king@brookfieldrp.com) for signature  
2026-02-23 - 7:24:38 PM GMT
-  Email viewed by Amanda King (amanda.king@brookfieldrp.com)  
2026-02-23 - 7:24:42 PM GMT
-  Document e-signed by Amanda King (amanda.king@brookfieldrp.com)  
Signature Date: 2026-02-23 - 7:43:52 PM GMT - Time Source: server
-  Agreement completed.  
2026-02-23 - 7:43:52 PM GMT

## **Tab 9**

	D	E	H
1	<b>WATERSET CENTRAL CDD ACTION ITEMS LIST</b>		
2	<b>Responsible Entity and Points of Contact</b>	<b>Summary of Complete Action Items</b>	<b>Notes or Questions</b>
3	Amenity Manager	Tennis Court Screens	Collect secondary quotes
4	Amenity Manager	Pending DC	Collect Insurance information from Mommy and Me Pilates class to be a 45 min class request from 9am-10am ; hours and date to vary.
5	DM	Elections	Reach out to pervious board candidates for potential interest
6	DC	Ongoing until Finn completes	Updated Phase 1 letters, ask board to resend to review area with DE on repairs and current status of the areas repaired by Finn , updated Phase 1 on Pool Run off adjustment list
7	DC	DC March	Erin is drafting agreement for towing vendor and towing agreement with adjustment motion for roaming at the March meeting to ratify completion
8	DC	DC March	Approve the Drama Club Kids , provide an agreement to them for Summer 2026 . Erin is drafting an agreement
9	DM	awaiting feedback	Update to Policy and Procedure of the community , email sent to all board members for feedback for the March Meeting
10	DM	In Process	Provide Accounting update on Waterset North refund to the district for Accure. Reach out to Teco providing the irrigation repair with a credit of \$630.02 invoice Confirmed with North DM check request has been issued and TECO claim form has been submitted
11	LIS	Landscape Inspector Pending Update	Review areas that Ballanger under warranty for sod replacement
12	DM	Landscape Inspector	Collect an updated Proposal for irrigation vendor as Ballanger has provided District Notice
13	DM	DM Complete for March meeting	Provide at the March meeting an election information guide to send to resident for upcoming elections, add to March meeting to approve for mailing
14	DM	Complete	Ethics Training Email to all board members
15	Manager	Pending	Review vendors for panic button
16	DM	In Process	Golf Cart has been ordered with Jeffrey Allan. Awaiting a delivery date.

**Tab 10**



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 29, 2026

Ms. Shandra Torres  
Waterset South Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

**\$11,350,000**  
**Waterset South Community Development District**  
**Special Assessment Revenue Bonds, Series 2022**  
**("Bonds")**

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended December 12, 2025 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of December 12, 2025.

The next annual arbitrage rebate calculation date is December 12, 2026. We have provided an engagement letter for the next three annual computation years ending December 12, 2026, December 12, 2027, and December 12, 2028, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

***Waterset South  
Community Development  
District***

*\$11,350,000 Waterset South Community Development  
District Special Assessment Revenue Bonds, Series  
2022*

*For the period ended December 12, 2025*



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 29, 2026

Waterset South Community Development District  
c/o Rizzetta & Company Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Re: \$11,350,000 Waterset South Community Development District Special Assessment Revenue Bonds, Series 2022 ("Bonds")

Waterset South Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended December 12, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebutable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebutable Arbitrage of \$(38,931.10) at December 12, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.0004%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebutable Arbitrage for the Computation Period based on the information provided to us. The Rebutable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Waterset South Community Development District  
January 29, 2026  
\$11,350,000 Special Assessment Revenue Bonds, Series 2022  
For the period ended December 12, 2025

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is December 13, 2022.
2. The end of the first Bond Year for the Bonds is December 12, 2023.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Waterset South Community Development District  
January 29, 2026  
\$11,350,000 Special Assessment Revenue Bonds, Series 2022  
For the period ended December 12, 2025

**NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(a) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The proceeds of the Bonds will be used for the following purposes: (a) to finance a portion of the District’s Capital Improvement Plan; (b) to fund a deposit to the Series 2022 Reserve Account in the amount of the Series 2022 Reserve Account Requirement on the date of issuance; (c) to pay capitalized interest on the Series 2022 Bonds through November 1, 2023; and (d) to pay the costs and expenses incurred in connection with the issuance of the Bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Waterset South Community Development District  
January 29, 2026  
\$11,350,000 Special Assessment Revenue Bonds, Series 2022  
For the period ended December 12, 2025

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Waterset South Community Development District  
January 29, 2026  
\$11,350,000 Special Assessment Revenue Bonds, Series 2022  
For the period ended December 12, 2025

**SOURCE INFORMATION**

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Waterset South Community Development District

January 29, 2026

\$11,350,000 Special Assessment Revenue Bonds, Series 2022

For the period ended December 12, 2025

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE  
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD  
12 / 12 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
12 / 13 / 2022	INITIAL DEPOSIT		0.00	409,373.75	488,739.09	79,365.34
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		814.86	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(814.86)	(969.49)	(154.63)
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,359.39	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,359.39)	(1,609.93)	(250.54)
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,302.96	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,302.96)	(1,535.51)	(232.55)
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		1,472.85	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,472.85)	(1,726.63)	(253.78)
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,487.32	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,487.32)	(1,735.59)	(248.27)
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,618.03	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,618.03)	(1,878.84)	(260.81)
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		1,583.69	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,583.69)	(1,829.03)	(245.34)
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,654.66	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,654.66)	(1,902.54)	(247.88)
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,718.04	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,718.04)	(1,964.73)	(246.69)
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		1,663.71	0.00	0.00	0.00
10 / 3 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,663.71)	(1,893.87)	(230.16)
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,722.54	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,722.54)	(1,951.53)	(228.99)
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,670.87	0.00	0.00	0.00
12 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,670.87)	(1,883.07)	(212.20)
12 / 21 / 2023	DEBT SERVICE RESERVE FUND		0.41	0.00	0.00	0.00
12 / 21 / 2023	DEBT SERVICE RESERVE FUND		0.02	0.00	0.00	0.00
12 / 22 / 2023	DEBT SERVICE RESERVE FUND		0.00	(0.41)	(0.46)	(0.05)
1 / 2 / 2024	DEBT SERVICE RESERVE FUND		1,726.02	0.00	0.00	0.00
1 / 3 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,726.02)	(1,935.98)	(209.96)
2 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,717.72	0.00	0.00	0.00
2 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,717.72)	(1,917.51)	(199.79)
3 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,600.20	0.00	0.00	0.00
3 / 4 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,600.20)	(1,776.96)	(176.76)
4 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,706.98	0.00	0.00	0.00
4 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,706.98)	(1,886.84)	(179.86)

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE  
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD  
12 / 12 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
5 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,648.33	0.00	0.00	0.00
5 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,648.33)	(1,813.06)	(164.73)
6 / 3 / 2024	DEBT SERVICE RESERVE FUND		1,704.10	0.00	0.00	0.00
6 / 4 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,704.10)	(1,864.58)	(160.48)
7 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,648.64	0.00	0.00	0.00
7 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,648.64)	(1,795.62)	(146.98)
8 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,701.21	0.00	0.00	0.00
8 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,701.21)	(1,843.77)	(142.56)
9 / 3 / 2024	DEBT SERVICE RESERVE FUND		1,694.25	0.00	0.00	0.00
9 / 4 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,694.25)	(1,826.60)	(132.35)
10 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,584.09	0.00	0.00	0.00
10 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,584.09)	(1,700.00)	(115.91)
11 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,545.32	0.00	0.00	0.00
11 / 4 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,545.32)	(1,649.70)	(104.38)
12 / 2 / 2024	DEBT SERVICE RESERVE FUND		1,442.96	0.00	0.00	0.00
12 / 3 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,442.96)	(1,533.11)	(90.15)
1 / 2 / 2025	DEBT SERVICE RESERVE FUND		1,444.73	0.00	0.00	0.00
1 / 3 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,444.73)	(1,527.44)	(82.71)
2 / 3 / 2025	DEBT SERVICE RESERVE FUND		1,391.88	0.00	0.00	0.00
2 / 4 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,391.88)	(1,464.09)	(72.21)
3 / 3 / 2025	DEBT SERVICE RESERVE FUND		1,250.59	0.00	0.00	0.00
3 / 4 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,250.59)	(1,309.01)	(58.42)
4 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,372.76	0.00	0.00	0.00
4 / 2 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,372.76)	(1,430.29)	(57.53)
5 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,325.02	0.00	0.00	0.00
5 / 2 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,325.02)	(1,373.77)	(48.75)
6 / 2 / 2025	DEBT SERVICE RESERVE FUND		1,362.77	0.00	0.00	0.00
6 / 3 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,362.77)	(1,405.73)	(42.96)
7 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,315.14	0.00	0.00	0.00
7 / 2 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,315.14)	(1,350.15)	(35.01)
8 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,359.10	0.00	0.00	0.00
8 / 4 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,359.10)	(1,387.97)	(28.87)
9 / 2 / 2025	DEBT SERVICE RESERVE FUND		1,355.50	0.00	0.00	0.00
9 / 3 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,355.50)	(1,377.72)	(22.22)
10 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,280.57	0.00	0.00	0.00
10 / 2 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,280.57)	(1,295.38)	(14.81)

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE  
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD  
12 / 12 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
11 / 3 / 2025	DEBT SERVICE RESERVE FUND		1,286.98	0.00	0.00	0.00
11 / 4 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,286.98)	(1,295.04)	(8.06)
12 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,204.64	0.00	0.00	0.00
12 / 2 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,204.64)	(1,206.62)	(1.98)
12 / 12 / 2025	INTEREST ACCRUAL		453.15	0.00	0.00	0.00
		<u>409,826.92</u>	<u>54,192.00</u>	<u>355,634.92</u>	<u>429,890.93</u>	<u>74,256.01</u>
12 / 13 / 2022	INITIAL DEPOSIT		0.00	9,920,819.71	11,844,170.29	1,923,350.58
12 / 20 / 2022	ACQUISITION AND CONSTRUCTION FUND		7,118.91	0.00	0.00	0.00
12 / 20 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(9,927,938.62)	(11,839,051.52)	(1,911,112.90)
1 / 27 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	5,264.80	6,240.23	975.43
2 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.57	0.00	0.00	0.00
3 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		16.76	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		19.00	0.00	0.00	0.00
5 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		19.25	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		21.03	0.00	0.00	0.00
7 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		20.66	0.00	0.00	0.00
8 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		21.66	0.00	0.00	0.00
9 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		22.59	0.00	0.00	0.00
10 / 2 / 2023	ACQUISITION AND CONSTRUCTION FUND		21.96	0.00	0.00	0.00
11 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		22.83	0.00	0.00	0.00
12 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		22.25	0.00	0.00	0.00
12 / 21 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.01	0.00	0.00	0.00
1 / 2 / 2024	ACQUISITION AND CONSTRUCTION FUND		23.07	0.00	0.00	0.00
1 / 9 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(4,526.00)	(5,071.55)	(545.55)
2 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		8.97	0.00	0.00	0.00
3 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		3.83	0.00	0.00	0.00
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		4.10	0.00	0.00	0.00
5 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		3.97	0.00	0.00	0.00
6 / 3 / 2024	ACQUISITION AND CONSTRUCTION FUND		4.13	0.00	0.00	0.00
7 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		4.01	0.00	0.00	0.00
8 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		4.15	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION AND CONSTRUCTION FUND		4.15	0.00	0.00	0.00
10 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		3.90	0.00	0.00	0.00
11 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		3.82	0.00	0.00	0.00
12 / 2 / 2024	ACQUISITION AND CONSTRUCTION FUND		3.58	0.00	0.00	0.00
1 / 2 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.60	0.00	0.00	0.00

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE  
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD  
12 / 12 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
2 / 3 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.48	0.00	0.00	0.00
3 / 3 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.13	0.00	0.00	0.00
4 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.45	0.00	0.00	0.00
5 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.34	0.00	0.00	0.00
6 / 2 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.45	0.00	0.00	0.00
7 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.34	0.00	0.00	0.00
8 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.46	0.00	0.00	0.00
9 / 2 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.46	0.00	0.00	0.00
10 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.28	0.00	0.00	0.00
11 / 3 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.31	0.00	0.00	0.00
12 / 2 / 2025	ACQUISITION AND CONSTRUCTION FUND		3.11	0.00	0.00	0.00
		<u>1,059.46</u>	<u>7,439.57</u>	<u>(6,380.11)</u>	<u>6,287.45</u>	<u>12,667.56</u>
12 / 13 / 2022	INITIAL DEPOSIT		0.00	593,266.54	708,283.20	115,016.66
1 / 3 / 2023	CAPITALIZED INTEREST FUND		1,180.89	0.00	0.00	0.00
2 / 1 / 2023	CAPITALIZED INTEREST FUND		1,973.58	0.00	0.00	0.00
3 / 1 / 2023	CAPITALIZED INTEREST FUND		1,898.08	0.00	0.00	0.00
4 / 3 / 2023	CAPITALIZED INTEREST FUND		2,152.42	0.00	0.00	0.00
5 / 1 / 2023	CAPITALIZED INTEREST FUND		0.00	(257,455.29)	(300,480.56)	(43,025.27)
5 / 1 / 2023	CAPITALIZED INTEREST FUND		2,180.83	0.00	0.00	0.00
6 / 1 / 2023	CAPITALIZED INTEREST FUND		1,364.11	0.00	0.00	0.00
7 / 3 / 2023	CAPITALIZED INTEREST FUND		1,340.52	0.00	0.00	0.00
8 / 1 / 2023	CAPITALIZED INTEREST FUND		1,405.50	0.00	0.00	0.00
9 / 1 / 2023	CAPITALIZED INTEREST FUND		1,465.76	0.00	0.00	0.00
10 / 2 / 2023	CAPITALIZED INTEREST FUND		1,424.76	0.00	0.00	0.00
11 / 1 / 2023	CAPITALIZED INTEREST FUND		0.00	(335,811.25)	(380,514.96)	(44,703.71)
11 / 1 / 2023	CAPITALIZED INTEREST FUND		1,481.57	0.00	0.00	0.00
12 / 1 / 2023	CAPITALIZED INTEREST FUND		72.73	0.00	0.00	0.00
12 / 21 / 2023	CAPITALIZED INTEREST FUND		0.02	0.00	0.00	0.00
1 / 2 / 2024	CAPITALIZED INTEREST FUND		75.61	0.00	0.00	0.00
2 / 1 / 2024	CAPITALIZED INTEREST FUND		75.58	0.00	0.00	0.00
2 / 13 / 2024	CAPITALIZED INTEREST FUND		0.00	(18,121.23)	(20,192.46)	(2,071.23)
2 / 13 / 2024	CAPITALIZED INTEREST FUND		29.27	0.00	0.00	0.00
		<u>0.00</u>	<u>18,121.23</u>	<u>(18,121.23)</u>	<u>7,095.22</u>	<u>25,216.45</u>
12 / 13 / 2022	INITIAL DEPOSIT		0.00	199,540.00	238,224.85	38,684.85
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(50,000.00)	(59,693.51)	(9,693.51)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(2,250.00)	(2,686.21)	(436.21)

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE  
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD  
12 / 12 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(6,250.00)	(7,461.69)	(1,211.69)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(40,000.00)	(47,754.81)	(7,754.81)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(45,000.00)	(53,724.16)	(8,724.16)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(1,840.00)	(2,196.72)	(356.72)
12 / 14 / 2022	COST OF ISSUANCE FUND		0.00	(43,000.00)	(51,327.99)	(8,327.99)
12 / 19 / 2022	COST OF ISSUANCE FUND		0.00	(5,950.00)	(7,096.53)	(1,146.53)
1 / 3 / 2023	COST OF ISSUANCE FUND		18.12	0.00	0.00	0.00
1 / 4 / 2023	COST OF ISSUANCE FUND		0.00	(18.12)	(21.56)	(3.44)
1 / 23 / 2023	COST OF ISSUANCE FUND		0.00	1,840.00	2,182.34	342.34
1 / 24 / 2023	COST OF ISSUANCE FUND		0.00	(1,840.00)	(2,181.98)	(341.98)
1 / 27 / 2023	COST OF ISSUANCE FUND		14.80	0.00	0.00	0.00
1 / 27 / 2023	COST OF ISSUANCE FUND		0.00	(5,264.80)	(6,240.23)	(975.43)
		0.00	32.92	(32.92)	21.80	54.72
		<u>410,886.38</u>	<u>79,785.72</u>	<u>331,100.66</u>	<u>443,295.40</u>	<u>112,194.74</u>
	ACTUAL EARNINGS		79,785.72			
	ALLOWABLE EARNINGS		<u>112,194.74</u>			
	REBATABLE ARBITRAGE		(32,409.02)			
	FUTURE VALUE OF 12/12/2023 COMPUTATION DATE CREDIT		(2,206.01)			
	FUTURE VALUE OF 12/12/2024 COMPUTATION DATE CREDIT		(2,196.07)			
	COMPUTATION DATE CREDIT		<u>(2,120.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(38,931.10)</u>			

# Tab 11



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 29, 2026

Waterset South Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Waterset South Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$11,350,000 Waterset South Community Development District Special Assessment Revenue Bonds, Series 2022

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years beginning December 13, 2025, through the period ending December 12, 2028, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Waterset South Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

# Tab 12



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

# Estimate

ADDRESS
Waterset South CDD 3434 Colwell Ave. Suite #200 Tampa, FL 33614

SHIP TO
Waterset South CDD Founder's Club 6160 Turnbuckle Dr. Apollo Beach, FL 33572

ESTIMATE #	DATE	EXPIRATION DATE
12393	02/18/2026	04/30/2026

SALES REP  
DC

ACCT#/LOT/BLK  
Founder's Club Mont. CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is to install a three camera monitored system with two-way voice to communicate with our monitoring center when people are in the pool area after hours. The monitoring station will attempt to get them to leave the area through two-way voice then after that per instructions will either call a person on the contact list or the authorities next to remove them from trespassing.</p> <p>Included:</p> <p><b>Monitored Camera System</b>            (1) DS-7608NI- 8 channel 4K NVR with 6TB HDD            (3) DS-2CD2334G2- 4MP IP turret camera 2.8mm lens with Mic, people detecting, advanced Analytics and spotlight deterrents.            (3) BBS- outdoor back boxes            (3) COR-IPAL- Siren/Strobe red and blue            (1) Exterior 70V horn speakers            (1) AS-PA40G 70V commercial amplifier            (1) Wall Mount open Rack with shelf            (1) UPS 1500VA surge protector/Battery Backup</p> <p>Includes wire, labor, programming, activation and setup.            * 5-year manufacturer parts warranty on the NVR and cameras</p> <p><b>Interactive Talk Down Monitoring</b>            The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed.            Interactive talk down monitoring \$199 Month no contract (30 OHE/month)</p>	1	4,989.00	4,989.00
		1	199.00	199.00

Thank you for your time and this opportunity to do business with you!  
 \*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	5,188.00
TAX (0.075)	0.00
<b>TOTAL</b>	<b>\$5,188.00</b>

Accepted By

Accepted Date

# Tab 13

**RESOLUTION 2026-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 ASSESSMENT AREA); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 ASSESSMENT AREA); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Revenue Bonds, Series 2026 (2026 Assessment Area), in the par amount of \$9,845,000 (“Series 2026 Bonds”); and

**WHEREAS**, the District closed on the sale of the Series 2026 Bonds on February 27, 2026; and

**WHEREAS**, as prerequisites to the issuance of the Series 2026 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2026 Bonds.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2026 Bonds is in the best interests of the District.

**SECTION 2.** The issuance and sale of the Series 2026 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of March, 2026.

ATTEST:

**WATERSET SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# Tab 14

**BRANDON GLASS & MIRROR CO., INC.**

**Lic# SP14231**

**504 N. PARSONS AVE,**

**BRANDON, FL 33510**

**(813) 689-1593 / Fax (813) 685-4431**

**Fed. ID# 591790621**

Quote #	<b>Q B0043312</b>	Date	<b>02/23/2026</b>
Cust. #	<b>9274808</b>	Price Cat	<b>1, RESID</b>
P.O. #		Sold By	<b>JULIE</b>
		Inst'l By	

**WATERSET SOUTH CCD  
3434 COLWELL AVE  
UNIT 200  
TAMPA, FL 33614**

Qty	Part	Thickness	Description	List	Price	Total
<p>MEASURED BY TIM 02/24/2025 CONTACT - STEPHANIE DLUNA</p> <p>CLUB HOUSE - MEASURE FOR WALL MIRROR ADDRESS 6160 TURNBUCKLE DR APOLLO BEACH FL 33572 .</p> <p><b>OPTION 1- 3 MIRROR'S INSTALLED ABOVE THE OUTLETS &amp; BELOW THE FAN. WRAPPED IN JMOLD</b></p>						
2	MR1/4	1/4	OPRNING 84" WIDE X 58 " TALL 42 X 48 CLEAR MIRROR	215.40	215.40	430.80
2	A2		(All) SEAMED EDGE			
32	JMMBLK		J MOLD MATTE BLACK PER FT	6.61	6.61	211.52
1	MR1/4	1/4	42 X 48 CLEAR MIRROR	215.40	215.40	215.40
1	A2		(All) SEAMED EDGE			
16	JMMBLK		J MOLD MATTE BLACK PER FT	6.61	6.61	105.76
3	SLABOR		SHOP LABOR	25.00	25.00	75.00
1	MASTICG		GALLON MASTIC	125.21	125.21	125.21
1	S/C		LABOR RATE	510.00	510.00	510.00
<p>EAMIL - SDLUNA@ROZZETTA.COM ALT - CHRISTIE # 892-4876 ALT EMAIL - CGARGARO@RIZZETTA.COM</p>						
SPECIAL INSTRUCTIONS						
<p>All material sold on this workorder/invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission.</p> <p>No returns will be authorized for tempered, special orders or cut flat glass.</p> <p>50% deposit is required on all orders. Balance of payment is due upon completion of the workorder and/or receipt of this invoice.</p> <p>A service charge of 1.5% per month (18.00% annum) will be added to past due accounts.</p> <p>Terms of payment are 0 days from Invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.</p>					Subtotal	1673.69
					Labor	0.00
					Tax	87.28
					<b>Total</b>	<b>1760.97</b>
					Balance	1760.97
RECEIVED BY:						
2/23/26 10:40am by 0 Updated 3/9/26 5:17pm by 0						

**BRANDON GLASS & MIRROR CO., INC.**

**Lic# SP14231**

**504 N. PARSONS AVE,**

**BRANDON, FL 33510**

**(813) 689-1593 / Fax (813) 685-4431**

**Fed. ID# 591790621**

Quote #	<b>Q B0043410</b>	Date	<b>03/09/2026</b>
Cust. #	<b>9274808</b>	Price Cat	<b>1, RESID</b>
P.O. #		Sold By	<b>JULIE</b>
		Inst'l By	

**WATERSET SOUTH CCD  
3434 COLWELL AVE  
UNIT 200  
TAMPA, FL 33614**

Qty	Part	Thickness	Description	List	Price	Total
MEASURED BY TIM 02/24/2026						
CLUB HOUSE MIRROR QUOTE ADDRESS- 6160 TURNBUCKLE DR APOLLO BEACH FL 33572						
<b>OPTION 2- INSTALL 3 MIRRORS ON WALL ABOVE OUTLETS TO INCLUDE A CUT OUT FOR FAN . NOTE IF APPROVED YOU WILL HAVE TO HAVE THE FAN REMOVED FOR INSTALL . OPENING 84 X 58</b>						
2	MR1/4	1/4	42 X 58 CLEAR MIRROR	259.75	259.75	519.50
2	A2		(All) SEAMED EDGE			
34	JMMBLK		J MOLD MATTE BLACK PER FT	6.61	6.61	224.74
1	CUTOUT		CUTOUT FOR SW/RECEPTACLE (SINGLE)	50.00	50.00	50.00
1	MR1/4	1/4	36-5/8 X 58 CLEAR MIRROR	235.34	235.34	235.34
1	A2		(All) SEAMED EDGE			
16	JMMBLK		J MOLD MATTE BLACK PER FT	6.61	6.61	105.76
3	SLABOR		SHOP LABOR	25.00	25.00	75.00
1	MASTICG		GALLON MASTIC	125.21	125.21	125.21
1	S/C		LABOR RATE	510.00	510.00	510.00
EAMIL - SDLUNA@ROZZETTA.COM ALT - CHRISTIE # 892-4876 ALT EMAIL - CGARGARO@RIZZETTA.COM						
SPECIAL INSTRUCTIONS						
All material sold on this workorder/invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission.  No returns will be authorized for tempered, special orders or cut flat glass.  50% deposit is required on all orders. Balance of payment is due upon completion of the workorder and/or receipt of this invoice.  A service charge of 1.5% per month (18.00% annum) will be added to past due accounts. Terms of payment are 0 days from Invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.					Subtotal	1845.55
					Labor	0.00
					Tax	100.17
					Total	1945.72
					Balance	1945.72
RECEIVED BY:						
3/9/26 3:57pm by 0 Updated 3/9/26 3:57pm by 0						

# Tab 15

**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, February 12, 2026, at 10:08 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

Amanda King	<b>Board Supervisor, Chairman</b> <i>(via phone)</i>
Pete Williams	<b>Board Supervisor, Vice Chairman</b> <i>(via phone)</i>
Deneen Klenke	<b>Board Supervisor, Assistant Secretary</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Lynda McMorrow	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Co.</b>
Matthew Huber	<b>Director, District Services, Rizzetta &amp; Co.</b>
Kayla Conell	<b>Manager, Financial Services, Rizzetta &amp; Co.</b>
Eric Francis	<b>District Engineer, Heidt Design</b>
Alyssa Willson	<b>District Counsel, Kutak Rock LLP</b> <i>(via phone)</i>
Katiria Parodi	<b>Representative, Castle Group</b>
Dixon ???	<b>Representative, Ballenger</b>
Cristi Cochran	<b>Representative, ULS</b>
Sara Zare	<b>Representative, MBS Capital Markets</b> <i>(via conf. call)</i>
Misty Taylor	<b>Bond Counsel, Nabors, Giblin, &amp; Nickerson PA</b>
Tony Smith	<b>Representative, Sitex</b>

Audience	<b>Present</b>
----------	----------------

**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

48 **THIRD ORDER OF BUSINESS** **Business Items (Part 1)**  
49  
50 **A. Public Hearing Regarding Imposition of Assessments (2026 Boundary Amendment**  
51 **Area)**  
52

On a motion by Mr. Blakley, seconded by Ms. Klenke, with all in favor, the Board opened the public hearing on the imposition of assessments for the 2026 boundary amendment areas, for the Waterset South Community Development District.

53  
54 **1. Presentation of District Engineers Report, Supplement to Master Capital**  
55 **Improvement Plan**  
56

57 Mr. Francis reviewed his report outlining the overall development plan for the  
58 community inclusive of overall acreage, usage/product type distributions, infrastructure costs,  
59 and benefit breakdowns of potential buyers. He explained the impact the recent boundary  
60 amendment has on the development plan. Mr. Francis confirmed that the cost to benefit for  
61 each unit align.

62  
63 **2. Presentation of Second Amendment to Master Special Assessment**  
64 **Allocation Report**  
65

66 Ms. Conell presented her report based on the addition of Phase I highlighting each of  
67 the tables reflecting the planned unit types, cost of improvements, financing information and  
68 assessments levels, which all tie into the original Master Special Assessment Report making  
69 the proposed assessments for Phase I in line with those previously approved. She confirmed  
70 that the assessment allocations are in line with the benefits for property owners.  
71

On a motion by Mr. Blakley, seconded by Ms. Klenke, with all in favor, the Board closed the public hearing on the imposition of assessments for the 2026 boundary amendment areas, for the Waterset South Community Development District.

72  
73 **1. Consideration of Resolution 2026-08; Levying Assessments (2026 Boundary**  
74 **Amendment Area)**  
75

On a motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2026-08; Levying assessments for the 2026 boundary amendment areas, for the Waterset South Community Development District.

76  
77 **B. Presentation of Supplemental District Engineer's Report Series 2026 Project**  
78

79 Mr. Francis presented the Supplemental District Engineer's Report for Series 2026  
80 project, highlighting the expansion of Phase I.  
81

On a motion by Mr. Blakley, seconded by Ms. Klenke, with all in favor, the Board accepted the Supplemental District Engineer's Report Series 2026 Project, as presented, for the Waterset South Community Development District.

82 **C. Presentation of Preliminary Supplemental Special Assessment Allocation Report**  
83 **for Special Assessment Revenue Bonds Series 2026**  
84

85 Ms. Conell presented the Preliminary Supplemental Special Assessment Allocation  
86 Report for Special Assessment Revenue Bonds Series 2026, highlighting the various tables  
87 associated with the bond issuance.  
88

On a motion by Ms. Klenke, seconded by Mr. Blakley, with all in favor, the Board accepted the Preliminary Supplemental Special Assessment Allocation Report for Special Assessment Revenue Bonds Series 2026, as presented, for the Waterset South Community Development District.

89  
90 **D. Consideration of Resolution 2026-07; Bond Delegation**  
91

92 Ms. Taylor presented and reviewed the resolution details and associated documents  
93 relative to the Series 2026 bonds. There were no questions from the Board.  
94

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board adopted Resolution 2026-07, bond delegation, as presented, for the Waterset South Community Development District.

95  
96 **FOURTH ORDER OF BUSINESS** **Staff Reports**  
97

98 **A. Aquatics Report**

99 Mr. Smith presented his report, noting that the main issue continues to be Midge Flies.  
100 He stated that at some point the Board will need to look at aeration in some way to  
101 fully address the problem. Discussion was held regarding specific ponds that are  
102 being treated and others that are not. Mr. Smith stated that they can swab out  
103 treatment on pond 8 to pond 20.  
104

105 Ms. DeLuna informed the Board that she has received a request to add 2 ponds in  
106 the new phase to the existing contract at a cost of \$220 per month or \$2,640 a year.  
107 She stated that it would be brought back to the Board next month for ratification with  
108 the site map included as an exhibit.  
109

110 A brief discussion was held regarding a proposal for aeration on pond #32. It was  
111 ultimately decided to hold off on this project.  
112

113 **B. Landscape & Irrigation**

114 **i. Presentation of Landscape Inspection Report**

115 Mr. Toborg presented the report. He discussed fertilization of palms, mulch  
116 installation, existence of mulch volcanos, pencil pruning, irrigation, and proposals  
117 that are waiting for Ms. King's review.  
118

On a motion by Ms. King, seconded by Ms. Klenke with all in favor, the Board approved the ULS proposal for 6 Bismarks at cost of \$1,080 for the Waterset South Community Development District.

119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148

Additional discussion was held regarding specific irrigation matters and the replacement of plants around the Cul-d-sac that died due to an irrigation issue, and palm replacements that may or may not be under warranty.

ii. **Landscape Contractor Update**

Ms. Cochran presented the report, noting that the mulch install is complete and they only need to use 825 cubic yards, which is less than the contract calls for. She updated the pricing on the mulch as well.

Ms. Cochran also discussed the freeze damage, emphasizing that it will be a couple of weeks before the full extent of the damage is known but she is concerned about the Zora or Bougainvillea plants. She also stated that she provided a proposal for aeration in certain areas. Mr. Toborg will research the areas in question and get back to the Board next month.

iii. **Irrigation Contractor Update**

An update was provided to the Board. Discussion was held regarding irrigation charges for over \$7,300 that may be under warranty and therefore payments reimbursed. Mr. Toborg will research the invoices in question.

**C. District Counsel**

Ms. Wilson spoke regarding the Ballenger drip valve proposal. She stated that this project may still be under warranty from the previous installer and recommended that they be contacted. It was stated that it is not just a Hunter issue but also from the installer. Ms. Welcomed recommended that this item be tabled.

Ballenger to provide locations and run all irrigation repairs by Lenny to determine if covered under warranty prior to billing for the repairs.

On a motion by Ms. King, seconded by Mr. Blakley, with all in favor, the Board ratified the payment of \$424.91 to Ballenger, pending review by Lenny, for the Waterset South Community Development District.

149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159

**D. District Engineer**

Ms. King informed the Board that Mr. Francis was no longer going to be the District's Engineer and that Alan Carson and Stricklen Smith would now be the point person from Heidt Design.

**E. District Manager**

Ms. DeLuna stated the next CDD meeting will be a Meeting on February 25<sup>th</sup>, 2026, at 9:00 a.m.

1. **Presentation of Website Compliance Report**

Ms. Deluna stated that the report reflects a clean audit and asked for a motion to accept

160 it.  
161

On a motion by Mr. Blakley, seconded by Mr. Williams with all in favor, the Board accepted the 4<sup>th</sup> Quarter Website Compliance Report, for the Waterset South Community Development District.

162  
163 **FIFTH ORDER OF BUSINESS** **BUSINESS ITEMS**

164  
165 **A. Consideration Palm Replacement Proposal**

166  
167 Tabled

168  
169 **B. Consideration of Ballanger Drip Valve Proposal**

170  
171 Previously addressed.

172  
173 **C. Ratification of Ballanger Proposals**

174  
175 Previously addressed

176  
177 **D. Consideration of Resolution 2026-02, Redesignating Officers of the District**

178  
179 Ms. DeLuna presented the resolution to the Board.

180  

On a motion by Mr. Blakley, seconded by Ms. McMorrow, with all in favor, the Board adopted Resolution 2026-06, naming Amanda King as Chairman, Pete Williams as Vice Chairman, Lynda McMorrow, Deneen Klenke, John Blakley, Stephanie DeLuna, Matthew Huber as Asst. Secretaries, Scott Brizendine as Secretary, Shawn Wildermuth as Asst. Treasurer, and Scott Brizendine as Treasurer for the Waterset South Community Development District.

181  
182 **E. Consideration of Resolution 2026-09; Regarding Recording Notice of Boundary**  
183 **Amendment**

184  
185 Ms. Wilson presented the resolution stating that it is a legal requirement.

On a motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board adopted Resolution 2026-09; Recording the Notice of Boundary Amendment, for the Waterset South Community Development District.

187  
188 **F. Consideration of Resolution 2026-10; Setting the Public Hearing for Uniform Method**  
189 **of Collection Method for the 2026 Boundary Amendment Area**

190  
191 Ms. Wilson presented the resolution reviewing the legal requirements for using the  
192 Uniform Method of Collection allowing the County to include the assessments for the 2026  
193 Series Bonds on the tax roll.

On a motion by Ms. Klenke, seconded by Mr. Blakely, with all in favor, the Board adopted Resolution 2026-10, setting the public hearing on the Uniform Method of Collection for April 9, 2026, at 10:00 a.m. at the at the offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578, for the Waterset South Community Development District.

194  
195  
196  
197

**G. Consideration of Agreement with Sprinkler Solutions of Florida for the Founders Club**

On a motion by Ms. Klenke, seconded by Mr. Blakley with all in favor, the Board approved the agreement with Sprinkler Solutions of Florida for the Founder’s Club totaling \$4028/per year, for the Waterset South Community Development District.

198  
199  
200  
201  
202  
203  
204

**H. Consideration of First Amendment to Landscape Maintenance Services Agreement with ULS**

Ms. DeLuna presented the amendment and reviewed the additional services listed in Exhibit A

On a motion by Ms. Klenke, seconded by Ms. McMorrow, with all in favor, the Board approved the First Amendment to Landscape Maintenance Services Agreement with ULS totaling \$28,536/per year, as presented, for the Waterset South Community Development District.

205  
206  
207  
208  
209  
210

**I. Consideration of Phase E Acquisition Items**

Ms. Wilson discussed the acquisition items included with the sale of Waterset Wolf Creek Phase E.

On a motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board authorized and accepted the acquisition items for Wolf Creek Phase E, as presented, for the Waterset South Community Development District.

211  
212  
213  
214  
215  
216  
217

**J. Consideration of Late Fee Reimbursement to District**

Ms. DeLuna reviewed the late fees that had been paid by the District due to issues with processing times with Rizzetta., noting that her research found \$2,506.17 in fees that will be reimbursed to the District on or before February 17<sup>th</sup> . A brief discussion was held on the topic.

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board approved the reimbursement of \$2,506 from Rizzetta & C0, as discussed, for the Waterset South Community Development District.

218  
219  
220  
221

**K. Consideration of Club Car**

Discussion was held regarding options for leasing a Club Car for the District. It was

222 noticed that the only discount lease option is with Castle Group. The cost of this option is  
223 \$397.64 a month or \$20,475.44 for the term of the lease. The Board asked that Ms. Wilson  
224 review the lease agreement.  
225

On a motion by Mr. Blakley, seconded by Ms. McMorrow, with all in favor, the Board the lease agreement through Castle Group for the club car, pending review of the lease agreement by District Counsel , for the Waterset South Community Development District.

226  
227 **SIXTH ORDER OF BUSINESS** **BUSINESS ADMINISTRATION**  
228

229 **A. Consideration of Board of Supervisors Meeting Minutes for January 8, 2026**  
230

On a motion by Mr. Blakley, seconded by Ms. McMorrow with all in favor, the Board approved the meeting minutes from January 8, 2026, as presented, for the Waterset South Community Development District.

231  
232 **B. Ratification of Operations and Maintenance Expenditures for December 2025**  
233

On a motion by Ms. Klenke, seconded by Mr. Blakely, with all in favor, the Board ratified Operations and Maintenance Expenditures for November 2025 (**\$108,170.53**) and to have District Management audit the Ballanger invoices (\$7,300), for the Waterset South Community Development District.

234  
235 **SEVENTH ORDER OF BUSINESS** **Audience Comments and Supervisor**  
236 **Requests**  
237

238 Ms. Parodi provided a clubhouse update regarding dust in the area, a treadmill that  
239 isn't working, damage to a fence, and a request for dog station trash cans. Staff will reach  
240 out to DCSI for a proposal for a talk down system and Ms. King is researching Dog Station  
241 trash can options and has requested Developer input.

242  
243 A request was made that she be added to the agenda under staff reports.

244  
245 Requests were also made for Mr. Toborg to obtain proposals for irrigation services  
246 and that the Midge Fly issue at the Model Home be addressed within two weeks of the  
247 meeting.

248  
249 **EIGHTH ORDER OF BUSINESS** **Adjournment**  
250

On a motion by Mr. Blakley, seconded by Ms. McMorrow, with all in favor, the Board agreed to adjourn the meeting at 12:16 p.m., for the Waterset South Community Development District.

251  
252  
253 \_\_\_\_\_  
254 Assistant Secretary Chair / Vice Chair

# Tab 16

**MINUTES OF MEETING**

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

**WATERSET SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors of the Waterset South Community Development District was held on **Thursday, February 25, 2026, at 9:02 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

Amanda King	<b>Board Supervisor, Chairman</b>
Pete Williams	<b>Board Supervisor, Vice Chairman</b>
Deneen Klenke	<b>Board Supervisor, Assistant Secretary</b>
John Blakley	<b>Board Supervisor, Assistant Secretary (via phone)</b>
Lynda McMcMorrow	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Co.</b>
Kayla Connell	<b>Manager, Financial Services, Rizzetta &amp; Co.</b>
Strickland Smith	<b>District Engineer, Heidt Design (via phone)</b>
Alyssa Willson	<b>District Counsel, Kutak Rock LLP</b>
Misty Taylor	<b>Bond Counsel, BMO Law</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. DeLuna called the meeting to order and confirmed quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience in attendance.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Final Supplemental Series 2026**

**1. Supplemental Engineers Report**

Mr. Smith presented the report, noting that there were no changes made to the report.

48        **2. Supplemental Assessment Allocation Report**

49  
50            Ms. Connell highlighted changes made to Tab 3 - the final pricing regarding the date  
51 of issuance being February 27, 2026.

52  
53        **3. Consideration of Resolution 2026-11; Supplemental Assessment Revenue**  
54        **Bonds**

55  
56            Ms. Willson provided input with details on the resolution.

57  

On a motion by Mr. Williams, seconded by Ms. Klenke, with all in favor, the Board adopted Resolution 2026-11; Supplement Assessment Revenue Bonds, for the Waterset South Community Development District.
---

58  
59        **B. Consideration of Series 2026 Ancillary Documents**

60        **1. Consideration of Acquisition Agreement Series**

61  
62            Ms. Willson provided input and feedback.

63  

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved and accepted the Acquisition Agreement Series 2026, as presented, for the Waterset South Community Development District.
---

64  
65        **2. Consideration of Collateral Assignment Series 2026**

66  
67            Ms. Willson provided input and feedback.

68  

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved and accepted the Collateral Assignment Series 2026, as presented, for the Waterset South Community Development District.
---

69  
70        **3. Consideration of True-Up Agreement Series 2026**

71  
72            Ms. Willson explained details of the EAU designations.

73  

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved and accepted the True-Up Agreement Series 2026, as presented, for the Waterset South Community Development District.
---

74  
75        **4. Consideration of Supplemental Notice of Special Assessments**  
76        **Series 2026**

77  
78            Ms. Willson explained that this is a legal requirement whenever bonds are issued.

79

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the Supplemental Notice of Assessments Series 2026, as presented, for the Waterset South Community Development District.

80  
81  
82  
83  
84

**5. Consideration of Completion Agreement Series 2026**

Ms. Willson discussed the agreement.

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the Completion Agreement Series 2026, as presented, for the Waterset South Community Development District.

85  
86  
87  
88  
89

**6. Consideration of Tri-Party Agreement with NASH**

Ms. Willson reviewed the agreement.

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the Tri-Party Agreement with NASH, as presented, for the Waterset South Community Development District.

90  
91  
92  
93  
94

**7. Consideration of Tri-Party Agreement with SLR**

Ms. Willson reviewed the agreement.

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the Tri-Party Agreement with SLR, as presented, for the Waterset South Community Development District.

95  
96  
97  
98  
99

**8. Consideration of Declaration of Consent to Jurisdictions Series 2026**

Ms. Willson reviewed stating that it is basically for informational purposes and no Board action is needed.

100  
101  
102  
103  
104

**C. Consideration of Supplemental Disclosure of Public Financing**

Ms. Willson explained the document in detail.

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the Supplemental Disclosure of Public Financing, as presented, for the Waterset South Community Development District.

105  
106  
107  
108  
109  
110

**FOURTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests put forward.

111 **FIFTH ORDER OF BUSINESS**

**Adjournment**

112

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board agreed to adjourn the meeting at 9:18 a.m., for the Waterset South Community Development District.

113

114

115

116

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

DRAFT

# Tab 17

# 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](http://www.watersetsouthcdd.org)

## Operations and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$63,876.98**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Waterset South Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100394	572	Irrigation Repairs 12/25	\$ 123.48
Castle Management, LLC	100402	MGT-010126-520	Contract Management Fees 01/26	\$ 500.00
Castle Management, LLC	100402	PREIM12-12-25-147	Payroll Period 11/22/25-12/05/25	\$ 6,725.22
Egis Insurance Advisors, LLC	100395	31170	Policy Change #100125954 10/01/2025-10/01/2026	\$ 22,024.00
F Peter Williams	100398	PW111325	Board of Supervisor Meeting 11/13/25	\$ 200.00
F Peter Williams	100398	PW121125	Board of Supervisors Meeting 12/11/25	\$ 200.00
Frontier Communications of FL	20260121-1	813-634-3400-072525-5-122525	Internet Amenity C 01/26	\$ 94.99
Hillsborough County BOCC	20260109-1	1176030280 10/25 ACH	6160 Turnbuckle Dr 10/25	\$ 2,111.42
Hillsborough County BOCC	20260109-2	1176030280 12 ACH	6160 Turnbuckle Dr 11/25	\$ 3,442.84
Hillsborough County BOCC	20260109-3	1176030280 12/25 ACH	6160 Turnbuckle Dr 12/25	\$ 1,006.99
Hillsborough County BOCC	20260116-3	2351444373-010826	Reclaim Water Services 12/25	\$ 282.63
Hillsborough County BOCC	20260116-1	2643318705 12/25 ACH	5568 Waterset Blvd. 12/25	\$ 1,039.11
Hillsborough County BOCC	20260116-2	6145712597-010226	Reclaim Water Services 12/25	\$ 376.29

# Waterset South Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John C. Blakley	100399	JB010826	Board of Supervisor Meeting 01/08/26	\$ 200.00
John C. Blakley	100399	JB111325-1	Board of Supervisor Meeting 11/13/25	\$ 200.00
John C. Blakley	100399	JB121125	Board of Supervisor Meeting 12/11/25	\$ 200.00
Kutak Rock, LLP	100400	3675429	General Counsel - Legal Services 11/25	\$ 605.00
PC Consultants	100405	108879	Computer Support 12/25	\$ 2,532.60
PC Consultants	100403	108888	Computer Support 12/25	\$ 310.00
Rizzetta & Company, Inc.	100396	INV0000106194	Accounting services 01/26	\$ 6,144.08
Sitex Aquatics, LLC	100404	10621-b	Monthly Lake Maintenance 01/26	\$ 4,160.00
TECO	20260114-10	211035337917-010626	6160 Turnbuckle Dr Amenity 12/25	\$ 1,722.71
TECO	20260114-6	221009083702-010626	5448 Wateret Blvd, IRRG 12/25	\$ 30.17
TECO	20260114-9	221009083710-010626	5421 Summer Sunset Dr, IRRG 12/25	\$ 25.13
TECO	20260114-5	221009143712-010626	5261 Covington Garden Dr, IRRG-Utilities 12/25	\$ 27.34
TECO	20260114-4	221009143720-010626	6288 Hidden Branch Dr 12/25	\$ 25.59

# Waterset South Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260114-3	221009143738-010626	6064 Hidden Branch Dr, IRRG 12.25	\$ 25.40
TECO	20260114-2	221009517212 11/25 ACH	C/O Wolf Creek PH A D1 / 6160 Turnbuckle Dr 11/25	\$ 607.34
TECO	20260114-1	221009547813 11/25 ACH	6144 Turnbuckle Dr Maint 11/25	\$ 23.72
TECO	20260114-8	221009609878-010626	2990 NE 19th Ave, Sign 12/25	\$ 579.71
TECO Peoples Gas	20260114-7	221009546666-010626	6160 Turnbuckle Dr Gas 12/25	\$ 2,631.22
Wahoo Pools Group, Inc.	100397	20251571	Pool Maintenace 12/25	\$ 3,800.00
Wahoo Pools Group, Inc.	100397	20251573	Commercial Pool Service 12/25.	\$ <u>1,900.00</u>
<b>Total</b>				<b>\$ <u>63,876.98</u></b>



822 A1A N, Suite 310  
Ponte Vedra Beach, FL 32082

Invoice 572

Date	PO#
12/19/25	
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
-------------	-----------	------	------------	--------

Broken Sprinkler head

There is a broken sprinkler spraying water in the Bushes near shore vista and meeting house. Can't tell in the picture but this is the location facing the bench by the pond. is at the 3A controller



Irrigation Repair - 12/03/2025

\$123.48

Subtotal	\$123.48
Sales Tax	\$0.00
<b>Total</b>	<b>\$123.48</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$123.48</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$123.48	\$4,200.46	\$179.40	\$0.00	\$0.00



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

**Document No:**MGT-010126-520  
**Document Date:**01/01/2026

**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**



# INVOICE

<b>Customer</b>	Waterset South Community Development District
<b>Acct #</b>	1282
<b>Date</b>	12/15/2025
<b>Customer Service</b>	Brendan Callen
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 22,024.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#31170
	100125954

Thank You

Please detach and return with payment



Customer: Waterset South Community Development District

Invoice	Effective	Transaction	Description	Amount
31170	12/12/2025	Policy change	Policy #100125954 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Added Property Units #1-14 Due Date: 12/15/2025	22,024.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total
\$ 22,024.00

Thank You

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	accounting@egisadvisors.com	12/15/2025
Atlanta, GA 30374-8555		

**Waterset South CDD**  
Meeting Date: November 13, 2025

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10 am
Meeting End Time:	10:53 am
Total Meeting Time:	

Time Over <u>3</u> (?) Hours:	0
-------------------------------	---

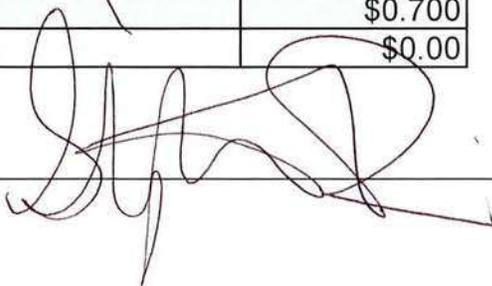
Total at \$175 per Hour:	0
--------------------------	---

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_



**Waterset South CDD**  
Meeting Date: December 11, 2025

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:00
Meeting End Time:	12:12
Total Meeting Time:	2h 12m

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

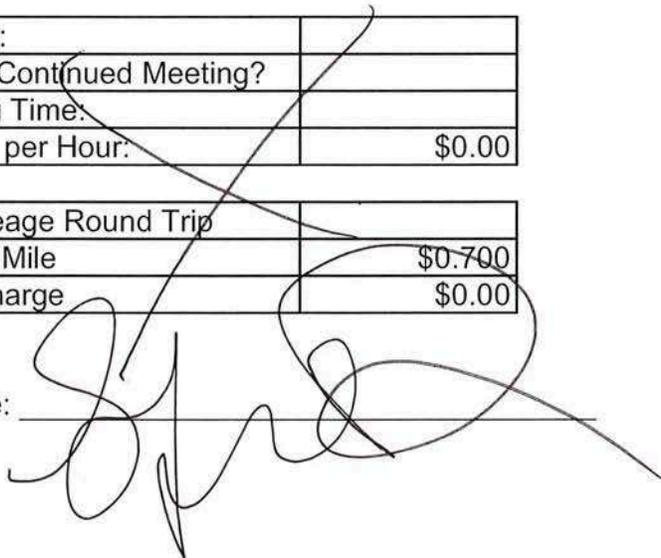
Total at \$175 per Hour:	0
--------------------------	---

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_





**WATERSET SOUTH CDD** Account Number:  
**813-634-3400-072525-5**

Billing Date:  
**Dec 25, 2025**  
Billing Period:  
**Dec 25 - Jan 24, 2026**

Hi WATERSET SOUTH CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$104.99
Payment received by Dec 25, thank you	-\$104.99

**Service summary**

	Previous month	Current month
Internet	\$99.99	↓\$89.99
Other	\$5.00	\$5.00
<b>Total services</b>	<b>\$104.99</b>	<b>\$94.99</b>
<b>Total balance</b>		<b>\$94.99</b>

Total balance  
**\$94.99**  
Auto Pay is scheduled  
**Jan 20**



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](http://frontier.com/myfrontierapp)

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 25 12262025 NNNNNNNN 01 999757

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.**

**WATERSET SOUTH CDD**  
PO BOX 32414  
CHARLOTTE NC 28232-2414

50500581363434000725250000000000000000094995



WATERSET SOUTH CDD Account Number:  
813-634-3400-072525-5

Billing Date:  
Dec 25, 2025

Billing Period:  
Dec 25 - Jan 24, 2026



## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).





**WATERSET SOUTH CDD** Account Number:  
**813-634-3400-072525-5**

Billing Date:  
**Dec 25, 2025**

Billing Period:  
**Dec 25 - Jan 24, 2026**

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

 <b>Internet</b>		
<b>Monthly Charges</b>		
12.25-01.24	Business Fiber Internet 2 Gig Data	\$109.99
	\$10.00 Discount through 07/24/27	-\$10.00
	Auto Pay Discount	-\$10.00
<b>Internet Total</b>		<b>\$89.99</b>

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 \$94.99 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.

 <b>Other Charges</b>		
<b>Monthly Charges</b>		
12.25-01.24	(2) Frontier Wi-Fi 7 Equipment	\$5.00
<b>Other Charges Total</b>		<b>\$5.00</b>
<b>Total current month charges</b>		<b>\$94.99</b>

# 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](https://business.frontier.com)





Hillsborough County Florida

<b>CUSTOMER NAME</b> WATERSET SOUTH CDD	<b>ACCOUNT NUMBER</b> 1176030280	<b>BILL DATE</b> 10/23/2025	<b>DUE DATE</b> 11/13/2025
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 6160 TURNBUCKLE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703527746	09/23/2025	26	10/23/2025	1567	1541 GAL	ACTUAL	WATER
703648424	09/23/2025	274	10/16/2025	235634	235360 GAL	ACTUAL	WATER
703539488	09/23/2025	270	10/23/2025	630	360 GAL	ACTUAL	WATER
705990844	09/23/2025	439946	10/23/2025	1325311	885365 GAL	ACTUAL	RECLAIM

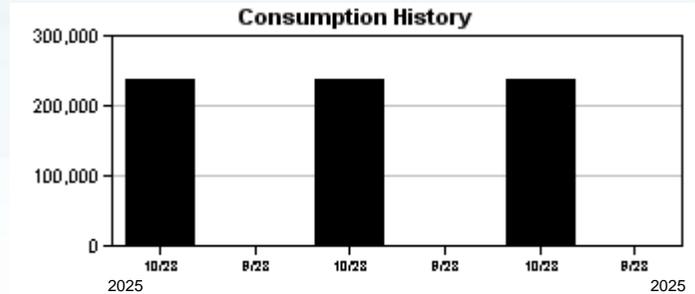
**Service Address Charges**

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$716.53
Water Base Charge	\$164.64
Water Usage Charge	\$634.15
Sewer Base Charge	\$151.80
Reclaimed Water Charge	\$438.27

**Summary of Account Charges**

Previous Balance	\$412.16
Net Payments - Thank You	\$-412.16
<b>Total Account Charges</b>	<b>\$2,111.42</b>
<b>AMOUNT DUE</b>	<b>\$2,111.42</b>

RECEIVED 10-24-25



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1176030280



**ELECTRONIC PAYMENTS BY CHECK OR**

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

**THANK YOU!**



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

812 8

<b>DUE DATE</b>	11/13/2025
<b>AMOUNT DUE</b>	\$2,111.42
<b>AMOUNT PAID</b>	



0011760302809 00002111425



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	1176030280	11/21/2025	12/12/2025

Service Address: 6160 TURNBUCKLE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703527746	10/23/2025	1567	11/21/2025	3483	1916 GAL	ACTUAL	WATER
703648424	10/16/2025	235634	11/21/2025	587311	351677 GAL	ACTUAL	WATER
703539488	10/23/2025	630	11/21/2025	1012	382 GAL	ACTUAL	WATER
705990844	10/23/2025	1325311	11/20/2025	2385838	1060527 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$1,069.00
Water Base Charge	\$178.58
Water Usage Charge	\$1,293.38
Sewer Base Charge	\$164.63
Reclaimed Water Charge	\$625.14

**Summary of Account Charges**

Previous Balance	\$2,111.42
Net Payments	\$0.00
Past Due Amount	\$2,111.42
Bill Adjustments	\$105.57
<b>Total Account Charges</b>	<b>\$3,337.27</b>

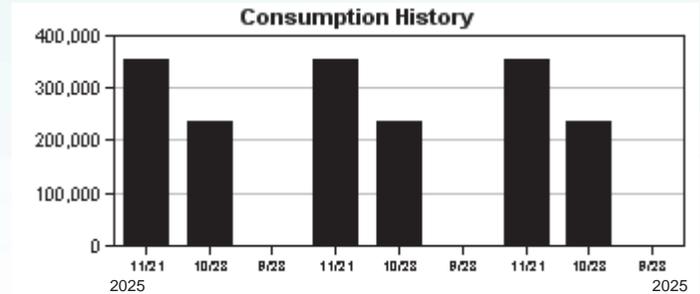
<b>AMOUNT DUE</b>	<b>\$5,554.26</b>
-------------------	-------------------

**Miscellaneous Charges**

Late Payment Charge	\$105.57
<b>Total Miscellaneous Charges</b>	<b>\$105.57</b>

**Important Message**

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1176030280



**ELECTRONIC PAYMENTS BY CHECK OR**

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



**\*\*NOTICE\*\* THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



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

803 8

<b>DUE DATE</b>	12/12/2025
<b>AMOUNT DUE</b>	\$5,554.26
<b>AMOUNT PAID</b>	



0011760302809 00005554266



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	1176030280	12/23/2025	01/13/2026

Service Address: 6160 TURNBUCKLE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703527746	11/21/2025	3483	12/22/2025	4362	879 GAL	ACTUAL	WATER
703648424	11/21/2025	587311	12/22/2025	661914	74603 GAL	ACTUAL	WATER
703539488	11/21/2025	1012	12/22/2025	2297	1285 GAL	ACTUAL	WATER
705990844	11/20/2025	2385838	12/21/2025	2572298	186460 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$231.84
Water Base Charge	\$178.58
Water Usage Charge	\$107.68
Sewer Base Charge	\$164.63
Reclaimed Water Charge	\$40.00

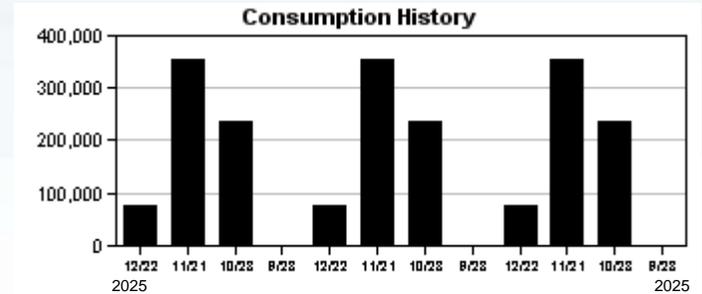
**Summary of Account Charges**

Previous Balance	\$5,554.26
Net Payments	\$0.00
Past Due Amount	\$5,554.26
Bill Adjustments	\$277.72
<b>Total Account Charges</b>	<b>\$729.27</b>

<b>AMOUNT DUE</b>	<b>\$6,561.25</b>
-------------------	-------------------

**Miscellaneous Charges**

Late Payment Charge	\$277.72
<b>Total Miscellaneous Charges</b>	<b>\$277.72</b>



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1176030280



**ELECTRONIC PAYMENTS BY CHECK OR**

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

**\*\*NOTICE\*\* THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



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

1,628 8

<b>DUE DATE</b>	01/13/2026
<b>AMOUNT DUE</b>	\$6,561.25
<b>AMOUNT PAID</b>	



0011760302809 00006561252



Hillsborough County Florida

S-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	01/08/2026	01/29/2026

**Summary of Account Charges**

Previous Balance	\$378.67
Net Payments - Thank You	\$-378.67
Total Account Charges	<b>\$282.63</b>
<b>AMOUNT DUE</b>	<b>\$282.63</b>

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



<b>ELECTRONIC PAYMENTS BY CHECK OR</b>	
Automated Payment Line: (813) 307-1000	
Internet Payments: <a href="http://HCFL.gov/WaterBill">HCFL.gov/WaterBill</a>	
Additional Information: <a href="http://HCFL.gov/Water">HCFL.gov/Water</a>	

**THANK YOU!**



WATERSET SOUTH CDD  
C/O RIZZETTA & COMPANY  
P.O. BOX 32414  
CHARLOTTE NC 28232-2414

1,321 8

<b>DUE DATE</b>	01/29/2026
<b>AMOUNT DUE</b>	\$282.63
<b>AMOUNT PAID</b>	



0023514443730 00000282632



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	01/08/2026	01/29/2026

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

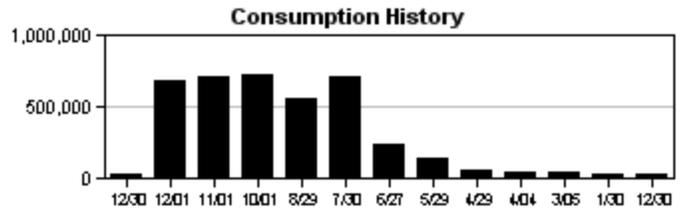
S-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702674522	12/01/2025	14904295	12/30/2025	14936583	32288 GAL	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$12.25
<b>Total Service Address Charges</b>	<b>\$12.25</b>

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	01/08/2026	01/29/2026

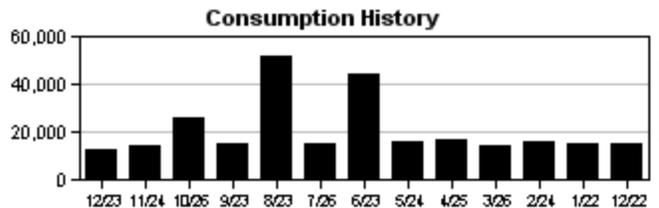
Service Address: 5000 SEA BRANCH AVE - IRRIGATION RECLAIM

S-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702858474	11/24/2025	584450	12/23/2025	597339	12889 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$8.76
<b>Total Service Address Charges</b>	<b>\$8.76</b>





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	01/08/2026	01/29/2026

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

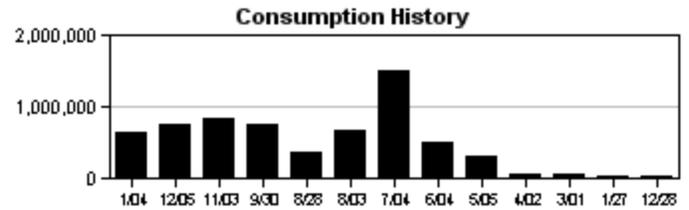
S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702665776	11/24/2025	19358033	01/04/2026	20235717	877684 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$225.18

**Total Service Address Charges \$225.18**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	01/08/2026	01/29/2026

Service Address: 6118 TURNBUCKLE DR - IRRIGATION RECLAIM

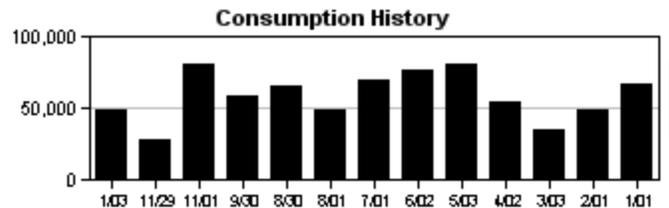
S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702880892	11/29/2025	923245	01/03/2026	972093	48848 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$30.00

**Total Service Address Charges \$30.00**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	01/08/2026	01/29/2026

**Service Address:** 5134 30TH ST NE - IRRIGATION RECLAIM

S-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702579412	11/24/2025	570885	12/23/2025	570885	0 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$6.44

**Total Service Address Charges \$6.44**





Hillsborough County Florida

S-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2025	01/20/2026

**Summary of Account Charges**

Previous Balance	\$189.66
Net Payments - Thank You	\$-189.66
Total Account Charges	<b>\$1,039.11</b>
<b>AMOUNT DUE</b>	<b>\$1,039.11</b>

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](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



WATERSET SOUTH CDD  
C/O RIZZETTA & COMPANY  
P.O. BOX 32414  
CHARLOTTE NC 28232-2414

2.459 8

<b>DUE DATE</b>	01/20/2026
<b>AMOUNT DUE</b>	\$1,039.11
<b>AMOUNT PAID</b>	



0026433187056 00001039114



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2025	01/20/2026

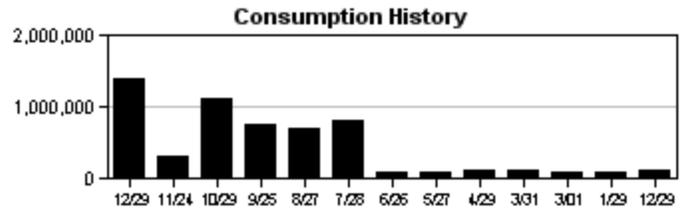
Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

S-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	11/24/2025	30610708	12/29/2025	31995521	1384813 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$341.45  
**Total Service Address Charges \$341.45**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2025	01/20/2026

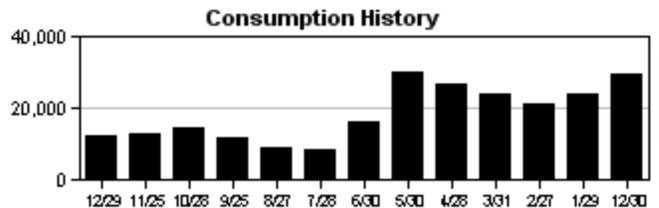
Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG

S-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	11/25/2025	1225792	12/29/2025	1238114	12322 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$8.66  
**Total Service Address Charges \$8.66**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2025	01/20/2026

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

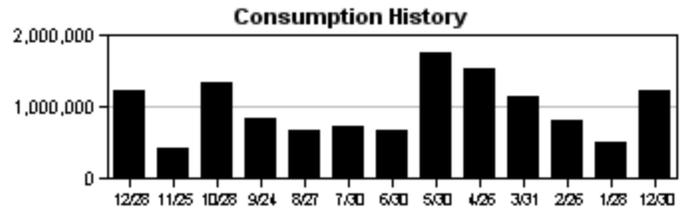
S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	11/25/2025	28071499	12/28/2025	29294856	1223357 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$661.48

**Total Service Address Charges \$661.48**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2025	01/20/2026

Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

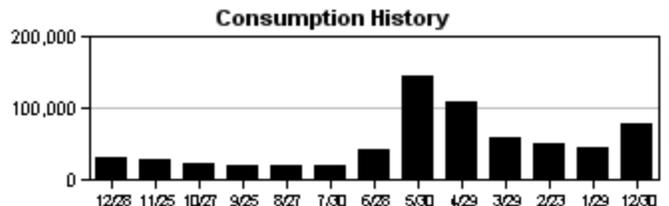
S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	11/25/2025	2801657	12/28/2025	2832664	31007 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$12.02

**Total Service Address Charges \$12.02**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2025	01/20/2026

Service Address: 6399 ROADSTEAD CT - COMM RCLM IRRIG

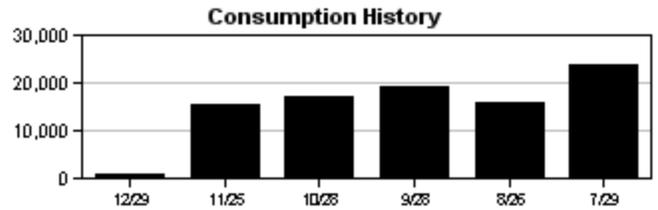
S-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702137990	11/25/2025	609120	12/29/2025	610142	1022 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$6.62

**Total Service Address Charges \$6.62**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2025	01/20/2026

Service Address: 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

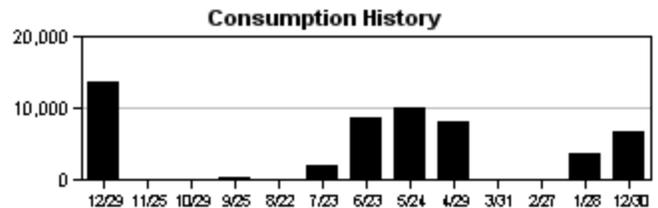
S-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	11/25/2025	188601	12/29/2025	202150	13549 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$8.88

**Total Service Address Charges \$8.88**





Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	01/02/2026	01/23/2026

**Summary of Account Charges**

Previous Balance	\$226.06
Net Payments - Thank You	\$-226.06
Total Account Charges	<b>\$376.29</b>
<b>AMOUNT DUE</b>	<b>\$376.29</b>

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6145712597



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



WATERSET SOUTH CDD  
P.O. BOX 32414  
CHARLOTTE NC 28232-2414

2,066 8

<b>DUE DATE</b>	01/23/2026
<b>AMOUNT DUE</b>	\$376.29
<b>AMOUNT PAID</b>	



0061457125971 00000376293



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	01/02/2026	01/23/2026

Service Address: 6288 HIDDEN BRANCH DR - COMM RCLM IRR1

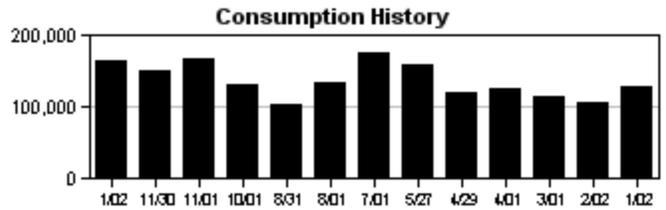
S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701266672	11/30/2025	2687844	01/02/2026	2851785	163941 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$57.95

**Total Service Address Charges \$57.95**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	01/02/2026	01/23/2026

Service Address: 5261 COVINGTON DR - COMM RCLM IRRIG

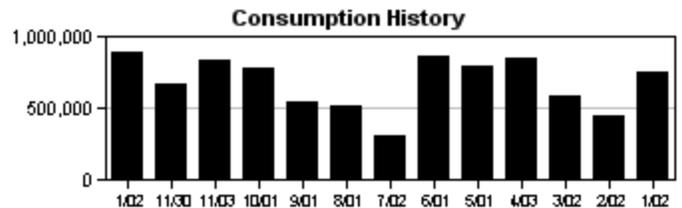
S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702663878	11/30/2025	17322301	01/02/2026	18216554	894253 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$298.20

**Total Service Address Charges \$298.20**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	01/02/2026	01/23/2026

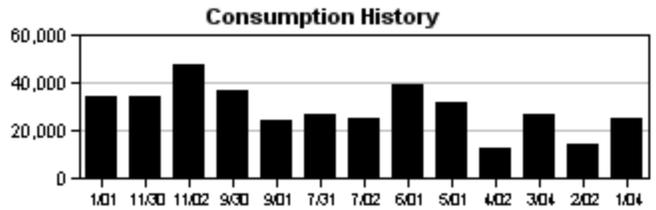
Service Address: 6064 HIDDEN BRANCH DR - COMM RCLM IRRIG

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703747518	11/30/2025	368437	01/01/2026	402297	33860 GAL	ACTUAL	RECLAIM

**Service Address Charges**

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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	01/02/2026	01/23/2026

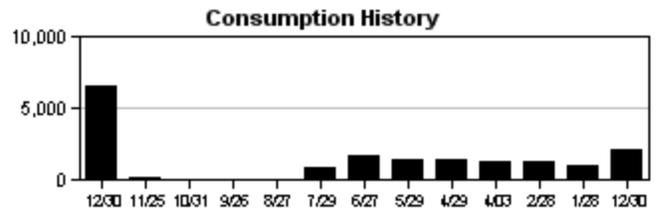
Service Address: 6335 MIDSHIP CT - COMM RCLM IRRIG

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907325	11/25/2025	1048	12/30/2025	1113	6500 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$7.61  
**Total Service Address Charges \$7.61**



**Waterset South CDD**  
Meeting Date: January 08, 2026

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:01
Meeting End Time:	
Total Meeting Time:	

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

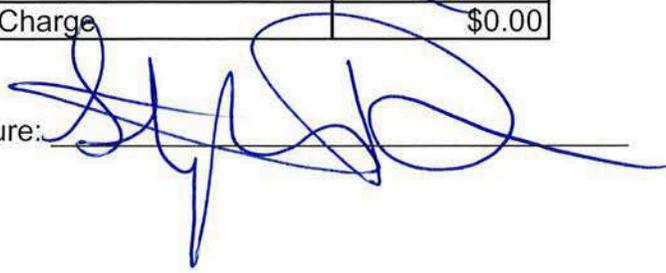
Total at \$175 per Hour:	0
--------------------------	---

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 26, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3675429  
28623-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/25	S. Sandy	0.20	66.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/04/25	A. Willson	0.10	32.50	Confer with DeLuna regarding pool maintenance items
11/11/25	A. Willson	0.40	130.00	Review meeting agenda; confer with Evans and DeLuna regarding same; confer with Parodi regarding pool maintenance contractual items
11/12/25	J. Gillis	0.10	19.00	Review board members and prepare updates to Capital Conversations e-mail tracking chart
11/13/25	A. Willson	1.10	357.50	Attend board meeting; post meeting follow up
TOTAL HOURS		1.90		

**KUTAK ROCK LLP**

Waterset South CDD  
December 26, 2025  
Client Matter No. 28623-1  
Invoice No. 3675429  
Page 2

TOTAL FOR SERVICES RENDERED \$605.00

TOTAL CURRENT AMOUNT DUE \$605.00

UNPAID INVOICES:

October 6, 2025	Invoice No. 3637992	1,908.00
December 4, 2025	Invoice No. 3669449	3,198.08

TOTAL DUE \$5,711.08

# PC Consultants

4853 Pennecott Way  
 Wesley Chapel, FL 33544-1801  
 (813)973-3330 Cell (813)390-6344

Invoice

108879

## INVOICE

### Customer

Name Waterset CDD c/o The Rizzetta Company  
 Address 6168 Turnbuckle Dr  
 City Apollo Beach State FL ZIP 33572  
 Phone (813)927-4808; Attn: Stephanie

Date 12/22/2025  
 Order No. Email- Stephanie  
 Rep Ken Johnson  
 FOB Deliver: 12/22/25

Qty		Unit Price	TOTAL
2	Lenovo ThinkCentre Tiny M70q Gen 5 Intel 10-Core i5-14400T (Beat i7-13700T), 16GB DDR5 RAM, 512GB NVMe WiFi 6, Bluetooth, RJ-45, DP Port, HDMI, W11Pro, Business Desktop, 3 Yr Warranty SN1: MZ02AQN2 (Manager) SN2: MZ02AQEV (Reception)	\$749.95	\$1,499.90
2	LG 24" IPS FHD 120Hz Monitor with HDR10 (HDMI); Black; 1 Yr Warranty Parts/Labor Thru LG; 1920 X 1080 Max. Resolution; 120Hz PN: 24U41YA-B SN1: 508BNHC00913 SN2: 508BNWB01577	\$109.00	\$218.00
2	Microsoft Office 2024 Professional Plus; 1 PC ; 1 User; Perpetual license; Good in perpetuity; Does not expire. <u>Product Key(s):</u> P9CM3-MNDJ2-FFKWF-HFF96-CG4PQ (Manager) W6V7N-Q3M8K-JXFWF-22TXV-CYX6D (Reception)	\$139.95	\$279.90
2	CyberPower - 450VA Battery Back-Up System - Black Model:SE450G1 SN1:RA2QQ8003114 SN2:RA2QU7004712	\$74.95	\$149.90
1	Brother MFC-L2820DW Wireless Black-and-White Refresh Subscription Eligible All-In-One Laser Printer; Gray; 34 Pages Per Minute; 35,000 Pages Per Month 1 Yr Warranty Thru Brother SN:U67265B5N210165	\$325.00	\$325.00
2	Logitech MK235 Wireless Keyboard and Optical Mouse Desktop Set for Laptop; Black; 1 Yr Warranty Model: 920-007897 SN1:2538CFC0PZB9 SN2:2538CFU0PZ69  Florida Consumer Certificate of Exemption Waterset South Community Development Certificate Number: 85-8018837666C-4 Effective: 08/05/2022; Expires: 08/31/2027	\$29.95	\$59.90
		SubTotal	\$2,532.60

### Payment Details

- Cash  
 Check  
 Net 10 #VALUE!

Approved By: Stephanie DeLuna 12/17/25

Taxes State

**TOTAL** \$2,532.60

Office Use Only

# PC Consultants

4853 Pennecott Way  
 Wesley Chapel, FL 33544-1801  
 (813)973-3330 Cell (813)390-6344

Invoice

108888

## INVOICE

### Customer

Name *Waterset CDD c/o The Rizzetta Company*  
 Address *6168 Turnbuckle Dr*  
 City *Apollo Beach* State *FL* ZIP *33572*  
 Phone *(813)927-4808; Attn: Stephanie*

Date *12/23/2025*  
 Order No. *Email- Stephanie*  
 Rep *Ken Johnson*  
 FOB *PCC Shop/SCall*

Qty		Unit Price	TOTAL
2	Labor: 12/21/25 - Prep (2) new Lenovo M90q ThinkCentre Tiny PC's; Unbox both; Bench; Boot; Create local user account(s); Reception & Manager; Perform all Windows 11 updates until current; Add apps: Google Chrome, CCleaner, Open Shell, AVG Free Antivirus, Speccy, Lenovo Vantage, Anydesk; Upate Bios FW on both from Ver. M5HKT1DA (06/17/25) to Ver. M5HKT22A (11/06/25); Install Office 2024 Professional Plus on both; Activate; Test; Pin Word, Excel, Powerpoint, OneNote, Publisher, Outlook, Access to taskbar; Perform 12 Hr burn-in period. Ready to deliver/ setup 12/22/25 @ Waterset clubhouse. Manager Anydesk ID: 1738697969 Reception Anydesk ID: 1344308343 <b>Actual PCC Bench Time: 5.0 Hrs</b> <b>Billed Time: 2.0 Hrs @ \$55 Per Hr (Prep Rate)</b>	\$55.00	\$110.00
2	Labor: 12/22/25 - Arrive onsite to Waterset clubhouse; Unbox, setup both PC's, monitors, keyboard/mice (wireless), battery backups (UPS); Unbox, setup Brother MFC-L2820DW printer; Connect PC's, MFC-L2820DW to Wireless SSID: Waterset_5G; Password: Waterset1; Install Brother full installation software package on both PC's; Change admin printer password from: jaUSaSxD to: Waterset1 (required); Print test page from Reception & Manager; OK; Printer IP: 172.16.0.55; Manager IP: 172.16.0.22; Gateway: 172.16.0.1; Add CapsLock/NumLock app to both PC's. <b>Actual PCC Onsite Time: 1:00PM - 3:00PM = 2.0 Hrs</b> <b>Billed Time: 2.0 Hrs @ \$75 Per Hr.</b>	\$75.00	\$150.00
	Florida Consumer Certificate of Exemption Waterset South Community Development Certificate Number: 85-8018837666C-4 Effective: 08/05/2022; Expires: 08/31/2027		
1	Service Call: 12/22/25 (88 mi Round Trip - 2.0 Hrs)	\$50.00	\$50.00
		SubTotal	\$310.00

### Payment Details

- Cash  
 Check  
 Net 10 #VALUE!

Approved By: *Stephanie DeLuna 12/17/25*

Taxes

State

**TOTAL \$310.00**

Office Use Only

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106194

**Bill To:**

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
January	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
		<b>Subtotal</b>	\$6,144.08
		<b>Total</b>	\$6,144.08

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
10621-b	01/01/2026	\$4,160.00	01/31/2026	Net 30	

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

SUBTOTAL	4,160.00
TAX	0.00
TOTAL	4,160.00
BALANCE DUE	<b>\$4,160.00</b>



**WATERSET SOUTH CDD**  
6160 TURNBUCKLE DR, AMENITY  
APOLLO BEACH, FL 33572

**Statement Date:** January 06, 2026

<b>Amount Due:</b>	<b>\$1,722.71</b>
<b>Due Date:</b> January 27, 2026	
<b>Account #:</b> 211035337917	

### Account Summary

<b>Current Service Period:</b> November 27, 2025 - December 30, 2025	
Previous Amount Due	\$1,584.12
Payment(s) Received Since Last Statement	-\$1,584.12
<b>Current Month's Charges</b>	<b>\$1,722.71</b>
<b>Amount Due by January 27, 2026</b>	
<b>\$1,722.71</b>	

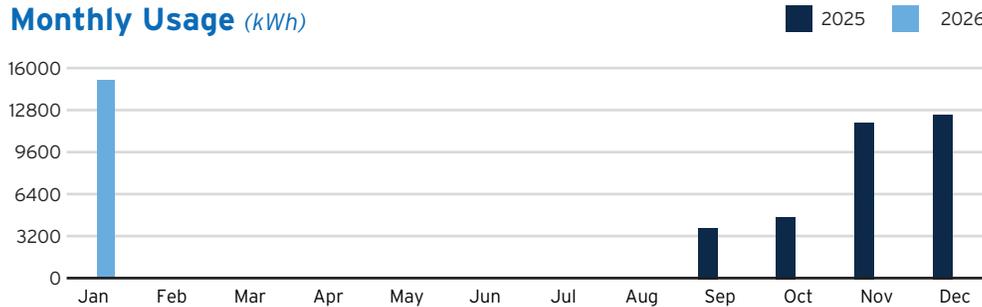
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight

Your average daily kWh used was **.91% 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](https://TECOaccount.com)

**2026**  
New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).

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



**Account #:** 211035337917

**Due Date:** January 27, 2026

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$1,722.71</b>
<b>Payment Amount:</b>	\$ _____

605088329894

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.

6050883298942110353379170000001722713



**Service For:**  
6160 TURNBUCKLE DR  
AMENITY, APOLLO BEACH, FL 33572

**Account #:** 211035337917  
**Statement Date:** January 06, 2026  
**Charges Due:** January 27, 2026

## Meter Read

**Service Period:** Nov 27, 2025 - Dec 30, 2025

**Rate Schedule:** General Service Demand - Standard

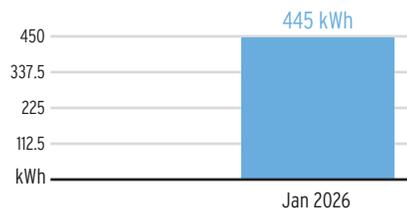
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000773395	12/30/2025	396		270		15,120 kWh	120.0000	34 Days
1000773395	12/30/2025	0.24		0		28.92 kW	120.0000	34 Days

## Charge Details

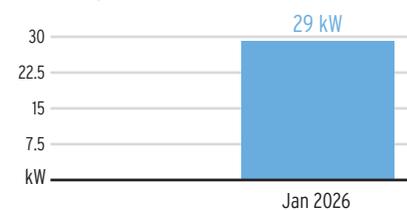
Electric Charges		
Daily Basic Service Charge	34 days @ \$1.12000	\$38.08
Billing Demand Charge	29 kW @ \$19.06000/kW	\$552.74
Energy Charge	15,120 kWh @ \$0.00815/kWh	\$123.23
Fuel Charge	15,120 kWh @ \$0.03516/kWh	\$531.62
Capacity Charge	29 kW @ \$0.72000/kW	\$20.88
Storm Protection Charge	29 kW @ \$2.02000/kW	\$58.58
Energy Conservation Charge	29 kW @ \$0.79000/kW	\$22.91
Environmental Cost Recovery	15,120 kWh @ \$0.00072/kWh	\$10.89
Clean Energy Transition Mechanism	29 kW @ \$1.15000/kW	\$33.35
Storm Surcharge	15,120 kWh @ \$0.01035/kWh	\$156.49
Florida Gross Receipt Tax		\$39.71
<b>Electric Service Cost</b>		<b>\$1,588.48</b>
State Tax		\$134.23
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$1,722.71</b>

**Total Current Month's Charges \$1,722.71**

## 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](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:**
  - Commercial Customer Care:** 866-832-6249
  - Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: January 06, 2026

Amount Due: \$30.17

Due Date: January 27, 2026

Account #: 221009083702

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025

Table with 2 columns: Description and Amount. Rows include Previous Amount Due (\$24.00), Payment(s) Received Since Last Statement (-\$24.00), Miscellaneous Credits (-\$0.61), Credit balance after payments and credits (-\$0.61), and Current Month's Charges (\$30.78).

Amount Due by January 27, 2026 \$30.17

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

Your Energy Insight

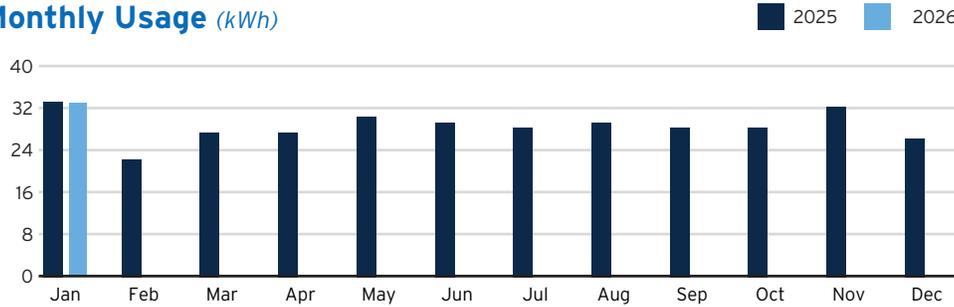
Your average daily kWh used was 0% higher than the same period last year.

Your average daily kWh used was 11.11% 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



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



Account #: 221009083702

Due Date: January 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$30.17

Payment Amount: \$ \_\_\_\_\_

629162341851

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.

6291623418512210090837020000000030179



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

**Account #:** 221009083702  
**Statement Date:** January 06, 2026  
**Charges Due:** January 27, 2026

## Meter Read

**Meter Location:** IRRG

**Service Period:** Nov 27, 2025 - Dec 30, 2025

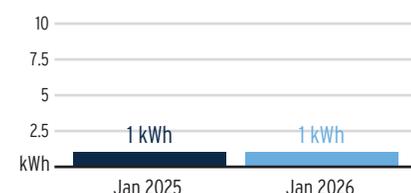
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	12/30/2025	796		763		33 kWh	1	34 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	33 kWh @ \$0.09202/kWh	\$3.04
Fuel Charge	33 kWh @ \$0.03516/kWh	\$1.16
Storm Protection Charge	33 kWh @ \$0.00568/kWh	\$0.19
Clean Energy Transition Mechanism	33 kWh @ \$0.00418/kWh	\$0.14
Storm Surcharge	33 kWh @ \$0.02121/kWh	\$0.70
Florida Gross Receipt Tax		\$0.71
<b>Electric Service Cost</b>		<b>\$28.38</b>
State Tax		\$2.40
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$30.78</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$30.78**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$0.61
<b>Total Current Month's Credits</b>	<b>-\$0.61</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

**Statement Date:** January 06, 2026

**Amount Due:** **\$25.13**

**Due Date:** January 27, 2026  
**Account #:** 221009083710

**Account Summary**

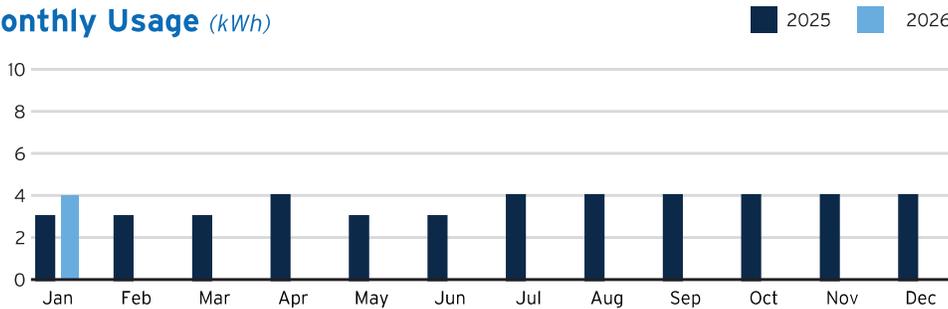
**Current Service Period:** November 27, 2025 - December 30, 2025

Previous Amount Due	\$20.30
Payment(s) Received Since Last Statement	-\$20.30
Miscellaneous Credits	-\$0.53
Credit balance after payments and credits	-\$0.53
<b>Current Month's Charges</b>	<b>\$25.66</b>

**Amount Due by January 27, 2026** **\$25.13**

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

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

**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](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 221009083710  
**Due Date:** January 27, 2026

**Amount Due:** **\$25.13**

**Payment Amount:** \$ \_\_\_\_\_

629162341852

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

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

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

6291623418522210090837100000000025139

**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.

**2025**  
**2026**

**New Year, New Ways to Simplify**

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).



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

**Account #: 221009083710**  
**Statement Date: January 06, 2026**  
**Charges Due: January 27, 2026**

## Meter Read

**Service Period:** Nov 27, 2025 - Dec 30, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000886162	12/30/2025	109	105	4 kWh	1	34 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.59
<b>Electric Service Cost</b>		<b>\$23.66</b>
State Tax		\$2.00
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$25.66</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$25.66**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$0.53
<b>Total Current Month's Credits</b>	<b>-\$0.53</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:** **866-832-6249**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

**Statement Date:** January 06, 2026

<b>Amount Due:</b>	<b>\$27.34</b>
<b>Due Date:</b> January 27, 2026	
<b>Account #:</b> 221009143712	

**Account Summary**

<b>Current Service Period:</b> November 27, 2025 - December 30, 2025	
Previous Amount Due	\$21.81
Payment(s) Received Since Last Statement	-\$21.81
Miscellaneous Credits	-\$0.27
Credit balance after payments and credits	-\$0.27
<b>Current Month's Charges</b>	<b>\$27.61</b>
<b>Amount Due by January 27, 2026 \$27.34</b>	

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

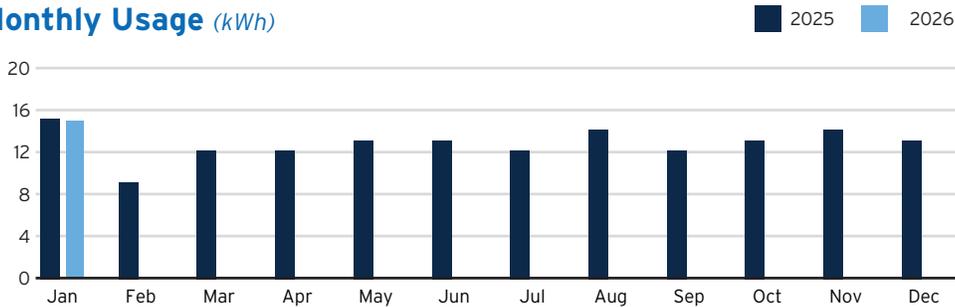
**Your Energy Insight**

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

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

Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**2026**  
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).



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

**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](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 221009143712  
**Due Date:** January 27, 2026

<b>Amount Due:</b>	<b>\$27.34</b>
<b>Payment Amount:</b>	\$ _____

648915336081

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.

6489153360812210091437120000000027346



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

**Account #:** 221009143712  
**Statement Date:** January 06, 2026  
**Charges Due:** January 27, 2026

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Nov 27, 2025 - Dec 30, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	12/30/2025	327		312		15 kWh	1	34 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	15 kWh @ \$0.09202/kWh	\$1.38
Fuel Charge	15 kWh @ \$0.03516/kWh	\$0.53
Storm Protection Charge	15 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
Florida Gross Receipt Tax		\$0.64
<b>Electric Service Cost</b>		<b>\$25.46</b>
State Tax		\$2.15
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$27.61</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$27.61**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$0.27
<b>Total Current Month's Credits</b>	<b>-\$0.27</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:**  
TampaElectric.com
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1
- Power Outage:**  
877-588-1010
- Energy-Saving Programs:**  
813-275-3909

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



**WATERSET SOUTH CDD**  
 6288 HIDDEN BRANCH DR  
 APOLLO BEACH, FL 33572-2248

**Statement Date:** January 06, 2026

**Amount Due: \$25.59**

**Due Date:** January 27, 2026

**Account #:** 221009143720

**Account Summary**

<b>Current Service Period:</b> November 27, 2025 - December 30, 2025	
Previous Amount Due	\$20.30
Payment(s) Received Since Last Statement	-\$20.30
Miscellaneous Credits	-\$0.26
Credit balance after payments and credits	-\$0.26
<b>Current Month's Charges</b>	<b>\$25.85</b>
<b>Amount Due by January 27, 2026 \$25.59</b>	

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

**Your Energy Insight**

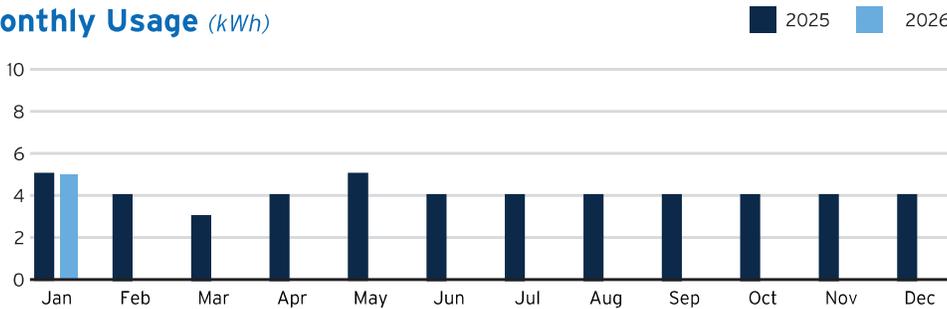
Your average daily kWh used was **0% higher** than the same period last year.

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](https://TECOaccount.com)



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).



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

**Account #:** 221009143720

**Due Date:** January 27, 2026



**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$25.59**

**Payment Amount:** \$ \_\_\_\_\_

648915336082

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.

6489153360822210091437200000000025598



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

**Account #: 221009143720**  
**Statement Date: January 06, 2026**  
**Charges Due: January 27, 2026**

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Nov 27, 2025 - Dec 30, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	12/30/2025	105		100		5 kWh	1	34 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	5 kWh @ \$0.09202/kWh	\$0.46
Fuel Charge	5 kWh @ \$0.03516/kWh	\$0.18
Storm Protection Charge	5 kWh @ \$0.00568/kWh	\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
Florida Gross Receipt Tax		\$0.60
<b>Electric Service Cost</b>		<b>\$23.84</b>
State Tax		\$2.01
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$25.85</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$25.85**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$0.26
<b>Total Current Month's Credits</b>	<b>-\$0.26</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:**  
TampaElectric.com
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

**Statement Date:** January 06, 2026

<b>Amount Due:</b>	<b>\$25.40</b>
<b>Due Date:</b> January 27, 2026	
<b>Account #:</b> 221009143738	

**Account Summary**

<b>Current Service Period:</b> November 27, 2025 - December 30, 2025	
Previous Amount Due	\$20.30
Payment(s) Received Since Last Statement	-\$20.30
Miscellaneous Credits	-\$0.26
Credit balance after payments and credits	-\$0.26
<b>Current Month's Charges</b>	<b>\$25.66</b>
<b>Amount Due by January 27, 2026 \$25.40</b>	

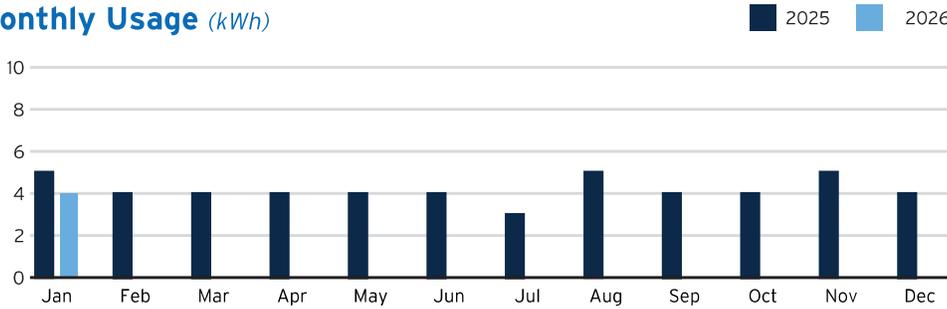
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**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](https://TECOaccount.com)

**2025 2026**  
**New Year, New Ways to Simplify**

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).



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

**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](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 221009143738  
**Due Date:** January 27, 2026

<b>Amount Due:</b>	<b>\$25.40</b>
<b>Payment Amount:</b>	\$ _____

648915336083

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.

6489153360832210091437380000000025408



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

**Account #:** 221009143738  
**Statement Date:** January 06, 2026  
**Charges Due:** January 27, 2026

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Nov 27, 2025 - Dec 30, 2025

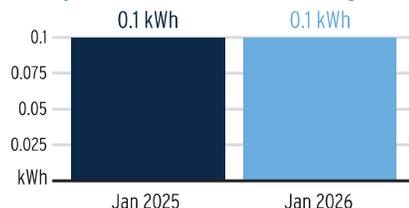
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	12/30/2025	110		106		4 kWh	1	34 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.59
<b>Electric Service Cost</b>		<b>\$23.66</b>
State Tax		\$2.00
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$25.66</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$25.66**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$0.26
<b>Total Current Month's Credits</b>	<b>-\$0.26</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:** **Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



WATERSET SOUTH CDD  
C/O WOLF CREEK PH A, D1  
6160 TURNBUCKLE DR  
APOLLO BEACH, FL 33572

Statement Date: December 18, 2025

<b>Amount Due:</b>	<b>\$607.34</b>
<b>Due Date:</b>	January 08, 2026
<b>Account #:</b>	221009517212

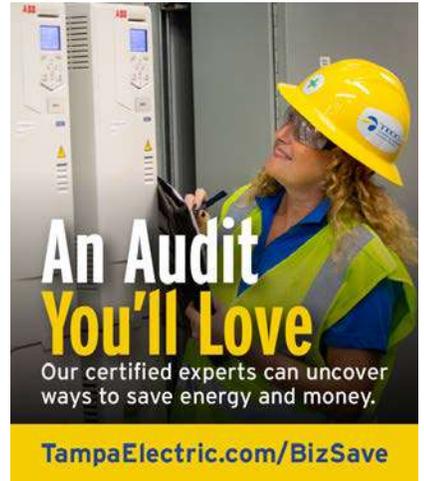
### Account Summary

<b>Current Service Period:</b> November 13, 2025 - December 12, 2025	
Previous Amount Due	\$607.34
Payment(s) Received Since Last Statement	-\$607.34
<b>Current Month's Charges</b>	<b>\$607.34</b>
<b>Amount Due by January 08, 2026</b>	
	<b>\$607.34</b>

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

**Account #:** 221009517212  
**Due Date:** January 08, 2026

 **Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$607.34</b>
<b>Payment Amount:</b>	\$ _____

684717620737

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

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

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

684717620737221009517212000000607341



**Service For:**  
6160 TURNBUCKLE DR  
APOLLO BEACH, FL 33572

**Account #:** 221009517212  
**Statement Date:** December 18, 2025  
**Charges Due:** January 08, 2026

**Service Period:** Nov 13, 2025 - Dec 12, 2025

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	289 kWh @ \$0.03412/kWh	\$9.86
Fixture & Maintenance Charge	11 Fixtures	\$227.71
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	289 kWh @ \$0.03363/kWh	\$9.72
Storm Protection Charge	289 kWh @ \$0.00559/kWh	\$1.62
Clean Energy Transition Mechanism	289 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	289 kWh @ \$0.01230/kWh	\$3.55
Florida Gross Receipt Tax		\$0.64
State Tax		\$42.60
<b>Lighting Charges</b>		<b>\$607.34</b>

**Total Current Month's Charges \$607.34**

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



**WATERSET SOUTH CDD**  
 C/O WOLF CREEK PH A, D1  
 6144 TURNBUCKLE DR, MAINT  
 APOLLO BEACH, FL 33572

**Statement Date:** December 18, 2025

<b>Amount Due:</b>	<b>\$23.72</b>
<b>Due Date:</b>	January 08, 2026
<b>Account #:</b>	221009547813

**Account Summary**

<b>Current Service Period:</b> November 13, 2025 - December 12, 2025	
Previous Amount Due	\$30.96
Payment(s) Received Since Last Statement	-\$30.96
<b>Current Month's Charges</b>	<b>\$23.72</b>
<b>Amount Due by January 08, 2026 \$23.72</b>	

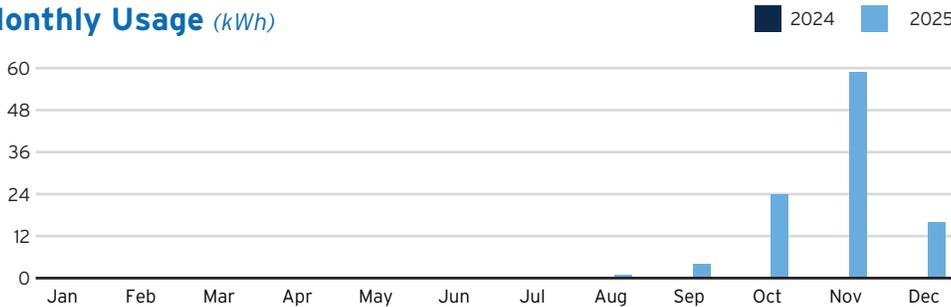
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **75% 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](https://TECOaccount.com)

**An Audit You'll Love**  
 Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

**Account #:** 221009547813  
**Due Date:** January 08, 2026

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$23.72</b>
<b>Payment Amount:</b>	\$ _____

684717620738

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

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

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

684717620738221009547813000000023728



**Service For:**  
6144 TURNBUCKLE DR  
MAINT, APOLLO BEACH, FL 33572

**Account #:** 221009547813  
**Statement Date:** December 18, 2025  
**Charges Due:** January 08, 2026

## Meter Read

**Meter Location:** MAINT

**Service Period:** Nov 13, 2025 - Dec 12, 2025

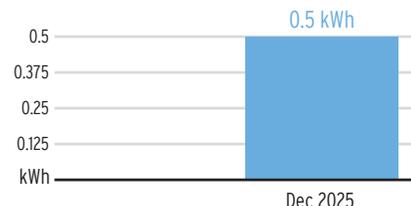
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967360	12/12/2025	104		88		16 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	16 kWh @ \$0.08641/kWh		\$1.38
Fuel Charge	16 kWh @ \$0.03391/kWh		\$0.54
Storm Protection Charge	16 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh		\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh		\$0.34
Florida Gross Receipt Tax			\$0.55
<b>Electric Service Cost</b>			<b>\$21.87</b>
State Tax			\$1.85
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$23.72</b>

## Avg kWh Used Per Day



## Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

**Total Current Month's Charges \$23.72**

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



WATERSET SOUTH CDD
2990 NE 19TH AVE, SIGN
APOLLO BEACH, FL 33572

Statement Date: January 06, 2026

Amount Due: \$579.71

Due Date: January 27, 2026

Account #: 221009609878

Account Summary

Current Service Period: December 16, 2025 - December 30, 2025

Table with 2 columns: Description, Amount. Previous Amount Due \$0.00, Payment(s) Received Since Last Statement \$0.00, Current Month's Charges \$579.71

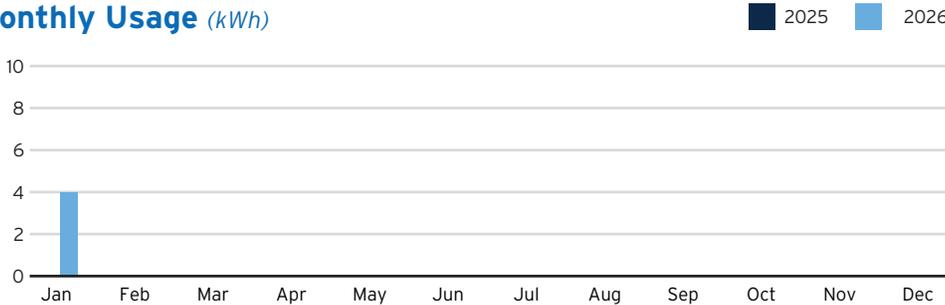
Amount Due by January 27, 2026 \$579.71

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



Scan here to view your account online.

Monthly Usage (kWh)



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



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.



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

Account #: 221009609878

Due Date: January 27, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$579.71

Payment Amount: \$ \_\_\_\_\_

641507965508

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.

6415079655082210096098780000000579716



**Service For:**  
 2990 NE 19TH AVE  
 SIGN, APOLLO BEACH, FL 33572

**Account #:** 221009609878  
**Statement Date:** January 06, 2026  
**Charges Due:** January 27, 2026

## Meter Read

**Service Period:** Dec 16, 2025 - Dec 30, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086061	12/30/2025	4		0		4 kWh	1	15 Days

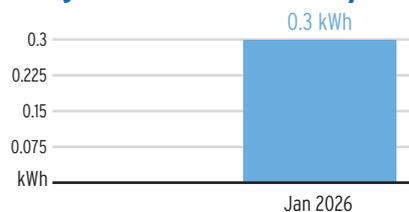
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	15 days @ \$0.66000	\$9.90
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.27
<b>Electric Service Cost</b>		<b>\$10.80</b>
State Tax		\$0.91
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$11.71</b>

<b>Other Fees and Charges</b>	
Electric Security Deposit	\$400.00
Elec Connection Chrg Initial	\$168.00
<b>Total Other Fees and Charges</b>	<b>\$568.00</b>

**Total Current Month's Charges \$579.71**

## Avg kWh Used Per Day



## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



WATERSET SOUTH CDD
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

Statement Date: January 06, 2026

Amount Due: \$2,631.22

Due Date: January 27, 2026

Account #: 221009546666

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by January 27, 2026.

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

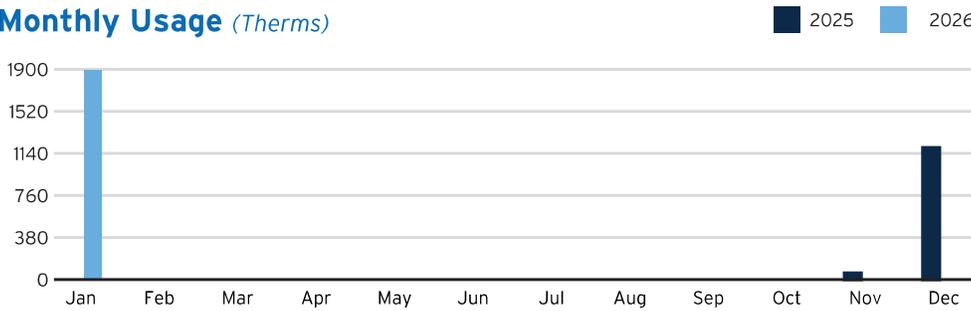


Your average daily THMS used was 79.2% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



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



New Year, New Ways to Simplify
Get quick text, email or automated call alerts for outages, bills, payments, appointments and more.

Get started today at TECOaccount.com.



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

Account #: 221009546666

Due Date: January 27, 2026



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.

Amount Due: \$2,631.22

Payment Amount: \$ \_\_\_\_\_

651384444486

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.

6513844444862210095466660000002631222



**Service For:**  
6160 TURNBUCKLE DR  
APOLLO BEACH, FL 33572

**Account #:** 221009546666  
**Statement Date:** January 06, 2026  
**Charges Due:** January 27, 2026

## Meter Read

**Service Period:** Dec 02, 2025 - Dec 31, 2025

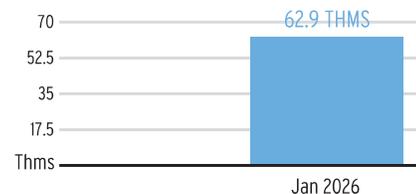
**Rate Schedule:** General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ADX15885	12/31/2025	2,706	1,082	1,624 CCF	1.040	1.1168	1,886.2 Therms	30 Days

## Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	1,886.2 THMS @ \$0.47618	\$898.17
PGA	1,886.2 THMS @ \$0.75000	\$1,414.65
Florida Gross Receipts Tax		\$53.83
<b>Natural Gas Service Cost</b>		<b>\$2,447.65</b>
State Tax		\$183.57
<b>Total Natural Gas Cost, Local Fees and Taxes</b>		<b>\$2,631.22</b>

## Avg THMS Used Per Day



**Total Current Month's Charges \$2,631.22**

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](http://PeoplesGas.com)

## Ways To Pay Your Bill



**Bank Draft**  
Visit [PeoplesGas.com](http://PeoplesGas.com) for free recurring or one time payments via checking or savings account.



**In-Person**  
Find list of Payment Agents at [PeoplesGas.com](http://PeoplesGas.com)



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



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](http://PeoplesGas.com). Convenience fee will be charged.



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

**All Other Correspondences:**  
Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## 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](http://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.

# Wahoo Pools Group, Inc

6657 US 301  
Riverview, FL, 33578  
(813) 699-3282

**Invoice #:** 20251571

**Invoice Date:** 12/18/2025

**Due Date:** 1/1/2026

**Bill To:** Waterset South CDD

Waterset South CDD3434 Colwell Avenue suite 200  
Tampa, FL 33614

LOCATION: 6168 Turnbuckle Dr, Ruskin

Item	Description	Qty	Rate	Amount
Pool Maintenance		1.00	\$3,800.00	\$3,800.00

Please call (813) 699-3282 if you need assistance.

Subtotal: \$3,800.00

Tax: \$0.00

Total: \$3,800.00

**Amount Due: \$3,800.00**

# Wahoo Pools Group, Inc

6657 US 301  
Riverview, FL, 33578  
(813) 699-3282

**Invoice #:** 20251573  
**Invoice Date:** 12/18/2025  
**Due Date:** 12/19/2025

**Bill To:** Waterset South CDD  
Waterset South CDD3434 Colwell Avenue suite 200  
Tampa, FL 33614

LOCATION: 6168 Turnbuckle Dr, Ruskin

Item	Description	Qty	Rate	Amount
Commercial Pool service	DECEMBER 2025 (2 Weeks)	1.00	\$1,900.00	\$1,900.00

Please call (813) 699-3282 if you need assistance.

Subtotal: \$1,900.00  
Tax: \$0.00  
Total: \$1,900.00  
**Amount Due: \$1,900.00**