



Rizzetta & Company

Waterset South Community Development District

**Board of Supervisors' Meeting
April 9, 2026**

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

www.watersetsouthcdd.org

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

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

April 2, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset South Community Development District will be held on **Thursday, April 9, 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.** Landscape and Irrigation
 - i. Presentation of Landscape Inspection Report..... USC
 - ii. Consideration of United Land Services Proposal..... Tab 2
 - iii. Landscape Contractor Update Tab 3
 - iv. Freeze Damage Report..... Tab 4
 - vi. Consideration of Sprinkler Solutions Proposal Tab 5
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager
 - i. Action Item List..... USC
- 4. BUSINESS ITEMS**
 - A.** Ratification of Brandon Industries #1034775 Tab 7
 - B.** Consideration of Pond #32 Aeration Proposals..... Tab 8
 - F.** Consideration of Resolution 2026-13; Setting Landowner Election Tab 9
 - G.** Public Hearing of Uniform Method of Collection
 - i. Consideration of Resolution 2026-14, Adopting Uniform Method of Collection..... Tab 10
 - H.** Discussion of Debit Card
 - I.** Discussion of Founder’s Club Gathering Room Rentals
 - J.** Discussion of Square Terminal for Founder’s Club
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors’ Meeting held on February 25, 2026, Tab 11
 - B.** Consideration of Minutes of the Board of Supervisors’ Meeting held on March 12, 2026,..... Tab 12
 - C.** Consideration of Operations & Maintenance Expenditures for February 2026..... Tab 13
 - D.** Special Warranty Deed from Developer to District for CDD real property interests in Wataset Phase H1..... USC
 - E.** Bill of Sale from Developer to District for personal property interests in Wataset Phase H1..... USC
 - F.** Special Warranty Deed from Developer to District for CDD real property interests in Wataset Phase H2..... USC
 - G.** Bill of Sale from Developer to District for personal property interests in Wataset Phase H2..... USC

- H. Special Warranty Deed from Developer to District for CDD
real property interests in Waterset Phase C1..... USC
- I. Bill of Sale from Developer to District for personal property
interests in Waterset Phase C1..... USC

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

Tab 2



Proposal #222648

Date: 3/26/2026

PO #

Cristi Cochran

BILL TO

Rizzetta CDD Avid Billing
 Rizzetta & Company
 Community Development
 District (CDD)
 P.O. Box 32414
 Charlotte, NC 28232

Property:

Waterset South CDD
 Waterset Blvd
 Apollo Beach, FL 33572

2026 Freeze Damage Plant Replacement

Breakdown of Freeze Damaged Plant Material Replacements; Price Per Plant Includes Delivery, Removal of Existing Material As Needed and Debris Disposal

Default Group \$255.02

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				
Bougainvillea - 3g Plant Installed	1.00	3g	\$34.69	\$34.69
Blue Daze - 1g Plant Installed	1.00	1g	\$10.00	\$10.00
Ixora - 3g Plant Installed	1.00	3g	\$23.75	\$23.75
Jatropha Standard- 7g Plant Installed	1.00	3g	\$94.50	\$94.50
Xanadu 3g - Plant Installed	1.00	3g	\$23.84	\$23.84
Crinum Lily (Queen Emma) - 7g Plant Installed	1.00	7g	\$56.75	\$56.75
			Sale	\$255.02
			Sales Tax	\$0.00
			Total	\$255.02

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will

furnish insurance with \$1,000,000 limit of liability.

6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.

8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.

9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.

11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.

12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
Cristi Cochran

Date 3/26/2026

By _____

Date _____
Waterset South CDD

Tab 3

WATERSET SOUTH

LANDSCAPE INSPECTION REPORT



March 5, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services




Rizzetta & Company
Professionals in Community Management

Updates, 30th Street, Waterset Blvd.



General Updates, Recent & Upcoming Maintenance Events:

- During the month of April, all St. Augustine shall receive an application of **164 gallons of a chelated slow-release 12-0-0 (Nitrogen)**. ULS to notify the District regarding what fertilizer they will be applying to the Bahia turf.
- 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. Turf on the Waterset Blvd. (WS Blvd.) median west of the 30th Street roundabout was quite tall with grassy weeds indicating a mow event had been missed. In addition, most pond banks contained weeds 18" tall or taller. As a reminder, weekly mowing began March 1st. Treat weeds. (Pics 1a & b) 





2. ULS to treat all active fire ant mounds. Once the mound is dead, crews must return to mounds to re-expose all soil/mulch that was covered up by the displaced soil. 
3. Mulch beds surrounding any irrigation components must be maintained weed-free. (Pic 3>) 




Summary of Comments on Slide 1

Page: 2

 Number: 1 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:49:26 PM
Crew spot mowed areas with tall weeds on March 6

 Number: 2 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:50:07 PM
ULS mow crew has advion on hand to apply during mow cycles

 Number: 3 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:50:28 PM
Crew will spray this bed week of March 16


Summer Sunset South, 30th Street, Waterset Blvd.

4. Can someone confirm that irrigation is working properly in the sideyard tract adjacent to the first home on the west side of Summer Sunset south leg. Plant material and turf appears to be thinning. (Pic 4)



8. I think ULS did a great job with the Crape Myrtle pruning – a very good balance between pencil and thumb pruning. (Pics 8a & b>>)





5. I do not see a reduction in height on the Bougainvillea on the WS Blvd. medians at Summer Sunset. 




6. The hedge (in some areas) on the west side of 30th Street is not thriving. Is irrigation at 100% here? (Pic 6)



7. There are very tall weeds behind the curbs and in the ROWs on WS Blvd. westbound from Summer Sunset. (Pics 7a - c>) 


 Number: 1 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:51:32 PM
Would like to discuss major cutbacks on freeze damaged bougainvillea next property inspection

 Number: 2 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:51:55 PM
Crew addressed these weeds week of March 11

Wolf Creek, Hidden Creek, 30th Street


<8a



9. We need to institute an accelerated turf improvement program for Hidden Branch east park. There are still too many weeds in the turf (as well as in the ROW) and the turf continues to be off-color. (Pic 9) 

<<8b





12. A reminder – please cut all Blue Daze to the ground so it can rejuvenate going into the growing season. Apply “light” fertilization and ensure proper water is being applied. Also, all Jatropha on the WS Blvd. median need to be reduced by at least 1/3 – 2/3s. 

9




10. **There is really no significant change to the condition of the crown in the Sabal Palm adjacent to the model center on the east side of Wolf Creek, south leg. We will continue to monitor. (Pic 10>**

11. I remember mulch being piled around plant materials was discussed during last month’s board meeting, however, there are still what I consider mulch volcanoes around the drip lines of many trees along Covington Garden Drive (CGD). 

13. Turf weeds in the 30th Street turf (ROWs and median) need to be spot-treated. Do not rely on the pre-emergent herbicide. 

14. Please work toward a consistent height for the entire Sweet Viburnum hedge down the west side of 30th Street. There are still large expanses of varying heights.

15. Detail the bed edge along the west side of 30th Street as well leading up to the Founders’ Club. Ornamental grass beds are weedy. 


<10




Page: 4

-
- Number: 1 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:53:04 PM
Blanket granular fert app schedule to begin March 17. Proposal submitted to aerate and topdress.
-
- Number: 2 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:53:45 PM
ULS will trim down blue daze week of March 16
-
- Number: 3 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:53:59 PM
To begin March 17
-
- Number: 4 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:54:41 PM
To be completed in March
-
- Number: 5 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:53:32 PM
ULS completed this operation

Founders' Club, Turnbuckle

16. I don't think it's too early to start topping the Podocarpus surrounding the sport courts at the Founders' Club. 

17. Some of the individual, taller Podocarpus placed intermittently in the Podocarpus hedge seem to be "falling out" at the top of their crowns. I'm not sure why. This may be able to be corrected with proper pruning as the plant matures. (Pic 17) 




18. As a reminder to the Developer, there are a small handful of Podocarpus around the Founders' Club sport courts that need to be replaced under warranty. Previously reported. (Pic 18)




19. For just having gone through some freezing weather, the Blue Daze around the Founders' Club looks amazing! (Pic 19>)

20. Make sure the Muhlygrasses directly behind the clubhouse on the pool deck are getting proper water. They are all lying flat.

21. Treat turf weeds in the Turnbuckle ROW at the Founders' Club 

22. Thinning spots in the Turnbuckle mail kiosk lawn are not improving. This has been going on for many many months involving both the landscape and irrigation maintenance companies. Please someone diagnose what the issue is, whether it be irrigation coverage or insect/fungal issues. (Pic 22) 



23. Hand pull weeds on either side of the Turnbuckle ROW as well as the medial. 



Page: 5

Number: 1 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:55:04 PM
To be completed in March

Number: 2 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:56:01 PM
Turf fert and weed control to begin March 17

Number: 3 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:55:39 PM
ULS will hand prune leaners in March

Number: 4 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:56:24 PM
ULS will assess for fungus on March 17

Number: 5 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:56:33 PM
Week of March 16

Creeksand & Wild Wind Park, Sea Branch


24. There are still patches of rough to non-existent turf in the pocket park at Creek Sand and Wildwind. Diagnose and treat accordingly. (Pic 24)




25. Was the rotor on the Sea Branch cul-de-sac ever repaired? There is still nothing but dirt all the way around it. Not only that, but turf continues to fail in other parts of the cul-de-sac. There have been more than one irrigation issues at this cul-de-sac. Are they all 100% repaired now? (Pic 25)



26. Hard edging on the back of the curb is lacking along 30th Street.

 Number: 1 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:57:30 PM
ULS will confirm if irrigation is the issue first then treat accordingly

 Number: 2 Author: CristiCochran Subject: Sticky Note Date: 3/16/2026 2:57:51 PM
Week of March 16

Proposal Approval Summary

This is a summary approval of several past proposals:

Removal of all palm braces in Jensen View mail kiosk park **Approved**

Removal and replacement of dead Royal Palm on the NW corner of 30th & WS Blvd. roundabout. **Approved**

Removal and replacement of dead Sabal Palm in Hidden Branch west pocket park. **Remove only, unless a victim of overtrimming.**

Removal and replacement of dead Sabal Palm on WS Blvd. east of Sea Horn. **Remove only, unless a victim of overtrimming.**

Removal and replacement of dead Sabal Palm on WS Blvd. between Sea Horn and CGD roundabout. **Remove Only, unless a victim of over trimming**

Straighten a leaning (toward the street) at the Jensen View mail kiosk park **Approved**

This still leaves a dead Sabal Palm on the north side of Wolf Creek – proposed by ULS November 2025. (# 203432, Remove and replace - \$858.37)

Tab 4



Cristi Cochran
ULS

WATERSET SOUTH CDD

Post Freeze Report

Wednesday, March 25, 2026

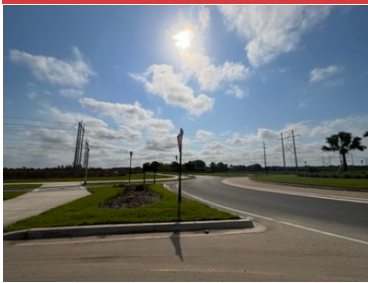
Prepared For Board Of Supervisors

23 Issues Identified



ISSUE 1

Assigned To Waterset & 30th
102 Ixora declined



ISSUE 2

Assigned To Waterset & 30th Circle Beds
56 Bougainvillea needed to replace and fill 4 beds



ISSUE 3

Assigned To Waterset & Summer Sunset
14 bougainvillea needed to replace dead



ISSUE 4

Assigned To NW Side Of Waterset Blvd
20 Ixora & 1 Viburnum Odo



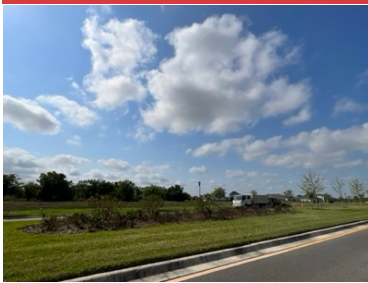
ISSUE 5

Assigned To Waterset Blvd Center Median
40 blue daze & 1 Jatropha



ISSUE 6

Assigned To Waterset Blvd Center Median
16 blue daze



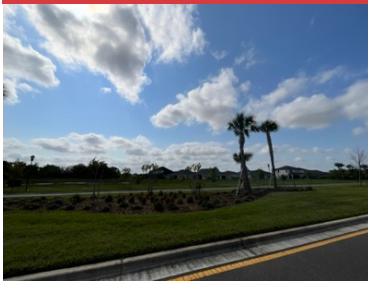
ISSUE 7

Assigned To Waterset Blvd Center Median
32 bougainvillea to be replaced, others leafing at base



ISSUE 8

Assigned To Waterset Blvd Center Median
2 Jatropha & 15 blue daze



ISSUE 9

Assigned To Waterset Blvd Center Medians
5 Jatropha & 28 blue daze



ISSUE 10

Assigned To SE Waterset Blvd
36 Ixora



ISSUE 11

Assigned To SE Waterset Blvd & Summer Sunset
88 Ixora



ISSUE 12

Assigned To Waterset & 30th
80 Ixora & 9 blue daze



ISSUE 13

Assigned To 30th Between WS Blvd & Covington
15 Ixora & 6 copper plants



ISSUE 14

Assigned To Covington & Wolf Creek
Blue daze are flushing out



ISSUE 15

Assigned To Covington & Wolf Creek
Copper plants flushing from base, hard cutbacks?



ISSUE 16

Assigned To Wolf Creek Entry
Perennial peanut flushing, 12 Queen Emma Crinum for replacement



ISSUE 17

Assigned To Hidden Branch Mail Kiosk
14 Xanadu, 33 Ixora



ISSUE 18

Assigned To Covington & Waterset Blvd
Railroad Vine flushing, will monitor



ISSUE 19

Assigned To 30th & Covington
14 bougainvillea



ISSUE 20

Assigned To 30th Between Covington & Jensen View
124 Ixora



ISSUE 21

Assigned To 30th Between Jensen View & Turnbuckle
144 Ixora



ISSUE 22

Assigned To 30th & Founders Club
62 Ixora



ISSUE 23

Assigned To Turnbuckle Mail Kiosk
14 blue daze not flushing

Tab 5

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test all irrigation system components at least one (1) time per month.

A. Irrigation Controllers

1. Supply and operate IMMS software (if present)
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Maintain ET sensor systems
5. Program necessary timing changes based on site conditions
6. Test back up programming support devices
7. Include Hunter annual subscription charges
8. Update firmware in decoders and faceplates as needed
9. Record site rain gauge readings

B. Water Sources

1. Visual inspection of water sources and record meter readings
2. Clean ALL strainers and filters
3. **Inspect each pump/well weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation heads
7. Programming irrigation controllers for quarterly annual installation

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Major below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs,

groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below-ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. After the thirty (30) day period has expired, Contractor shall assume responsibility for any and all maintenance costs, including parts and labor, associated with the irrigation system repairs/replacements of 2 inches or less, to include, but not limited to, malfunctioning sprinkler heads, microjet heads, nozzles, drip and delivery lines. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for and receive a variance after prior approval from the District. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per application to provide freeze protection for any and all irrigation and water source components susceptible to freezing.

**WATERSET SOUTH CDD
IRRIGATION MAINTENANCE
BID FROM
(initial term)**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) (Initial Term)	\$ _____ /Yr.
First Annual Renewal	\$ _____ /Yr.
Second Annual Renewal	\$ _____ /Yr.
Third Annual Renewal	\$ _____ /Yr.

Freeze Protection (description of ability) _____ _____ _____ _____ \$ _____ /hr (do not include in Irrigation Total or Grand Total) After hours emergency service hourly rate \$ _____ /hr. (i.e. broken mainlines, pump & wells, etc.) Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. _____ _____ _____ _____

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Jeff Hewett _____

Date _____

**WATERSET SOUTH CDD
IRRIGATION MAINTENANCE
BID FROM
(first annual renewal)**

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) (First Annual Renewal) \$ _____/Yr.

Second Annual Renewal \$ _____/Yr.

Third Annual Renewal \$ _____/Yr.

<p>Freeze Protection (description of ability) _____ _____ _____ _____</p> <p>\$ _____/hr (do not include in Irrigation Total or Grand Total)</p> <p>After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)</p> <p>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</p> <p>_____ _____ _____ _____</p>
--

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____
(Please Print)

Representative's Signature Jeff Hewett _____

Date _____

**WATERSET SOUTH CDD
IRRIGATION MAINTENANCE
BID FROM
(second annual renewal)**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) (Second Annual Renewal) \$ _____/Yr.

Third Annual Renewal \$ _____/Yr.

<p>Freeze Protection (description of ability) _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>\$ _____/hr (do not include in Irrigation Total or Grand Total)</p> <p>After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)</p> <p>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____
(Please Print)

Representative's Signature Jeff Hewett _____

Date _____

**WATERSET SOUTH CDD
IRRIGATION MAINTENANCE
BID FROM
(third annual renewal)**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) (third Annual Renewal) \$ _____/Yr.

<p>Freeze Protection (description of ability) _____ _____ _____ _____</p> <p>\$ _____/hr (do not include in Irrigation Total or Grand Total)</p> <p>After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)</p> <p>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</p> <p>_____ _____ _____ _____</p>
--

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____
(Please Print)

Representative's Signature Jeff Hewett _____

Date _____



Waterset South Parts List
Examples of commonly used maintenance parts

Hunter ICD-100.....	\$287.78
Hunter ICV-FS-R 2” Valve.....	\$423.85
Hunter ICV-FS-R 1-1/2” Valve.....	\$348.44
Hunter ICV-FS-R 1” Valve.....	\$305.56
Hunter Spray PRO-06-30PRS.....	\$36.50
Hunter Spray PRO-06-40PRS.....	\$31.22
Hunter I20-06-R.....	\$52.58

Tab 6

Tab 7

Brandon Industries, Inc.

PO Box 2230
 McKinney, TX 75070
 (972) 542-3000

Quote

Order Number: 1034775

Order Date: 3/12/2026

Salesperson: Tristin Kosco

Customer Number: 20-FLCASTLE

Sold To:

Waterset South CDD
 3434 Colwell Avenue
 Ste 200
 TAMPA, FL 33614

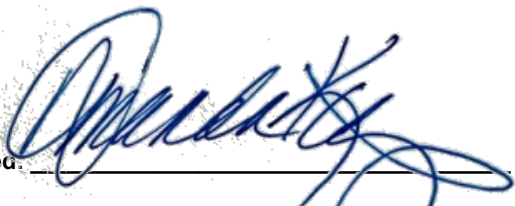
Ship To:

Brandon Industries
 1201 Tech Blvd
 STE 108
 TAMPA, FL 33619

Confirm To:

Customer P.O.	Ship VIA	F.O.B.	Terms
Waterset South Repairs			Due Upon Receipt

Item Code	Ordered	Price	Amount
TYIELD36 BK Decorative Trim for 36" Yield Sign Black	1.00	145.00	145.00
HI R1-2/36 BK 36" YIELD Sign HIP vinyl Black Back	1.00	151.00	151.00
SB-33 BK Die Cast Two Piece Base for 3"OD pole Black Base for New Yield sign and Missing Base on Pedestrian sign of Covington Garden/Waterset BlvdRoundabout	2.00	101.00	202.00
FIN-R3 BK Round Finial for 3"OD Round Pole Black Finial for New Yield sign and Missing Finial on Summer Sunset Dr post	2.00	24.00	48.00
SPF3X13 BK FLUTED Aluminum Pole 6005-T6 3"OD x 13' 0" Black New Post for Yield sign in Roundabout Covington Garden/Waterset Blvd	1.00	208.00	208.00
SPF3X14 BK FLUTED Aluminum Pole 6005-T6 3"OD x 14' 0" Black New Post for Pedestrian Xing Sign in Covington Garden/Waterset Blvd Roundabout	1.00	224.00	224.00
SPF3X15 BK FLUTED Aluminum Pole 6005-T6 3"OD x 15' 0" Black Posts for Stop/Street signs on Summer Sunset Dr - Stop/street signs are short	2.00	240.00	480.00
/INSTALL FL Installation Labor Florida Straightening leaning posts (21) and installing new posts (4) throughout Waterset South Section			1,600.00

Approved: 

Date: 3/12/2026

**Freight amount shown is only valid for 2 weeks from original quote date.
 Quote Prices shown are only valid for 30 days from original quote date.**

Net Order:	3,058.00
Less Discount:	0.00
Freight:	480.00
Sales Tax:	0.00
Order Total:	3,538.00

Tab 8

Fountain/Aerator Agreement

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

Customer: Waterset South CDD
C/O: Rizzetta & Company
Contact: Stephanie DeLuna
Address: 12750 Citrus Park Lane Suite 115 Tampa, FL 33625
Email: Sdeluna@rizzetta.com
Phone: 813.933.5571

The Following bid is for the an Airmax Aeration system to be installed in Pond #32 in the Waterset South community located in Apollo Beach, Florida.

Service	Cost
2-1/2hp 230v compressor w/6 diffusers & 2000' of tubing	\$15,381.00
Installation	Included
3-year warranty	Included
Total cost	\$15,381.00

A deposit of 50% (\$7,690.50) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$7,690.50) due within 30days of completion of installation. Overdue accounts may accrue a service charge.

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

03/27/2026

Accepted By _____

Date _____

President, Sitex Aquatics llc. _____

Date _____

Terms & Conditions

Payment

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

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

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

Insurance

Sitex shall maintain the following insurance coverage and limits:

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

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

AIRMAX

LakeSeries® Aeration Systems

Customizable Large Lake Design | Single Systems up to 12 Acres

Airmax LakeSeries Aeration Systems are designed to provide maximum oxygen saturation and water circulation to lakes and large ponds. Housed in a lockable Powder-Coated Aluminum Cabinet, the LakeSeries systems are secure and built to last. Cabinets feature advanced filtration and cooling technology, ensuring long system life.

Airmax Warranty Information

- Compressor & Electrical Components - 3 Years
- Airline & Diffusers - 5 Years
- Cabinet - 10 Years



QUIET & COOL ALUMINUM CABINET

Quiet Cabinet Design: Engineered to absorb sound and reduce vibration

Lockable Powder-Coated Aluminum Cabinet: For ultimate protection and durability

Enhanced Airflow Management: Optimize airflow for up to 12 diffusers

Enhanced Cooling System: Dual cooling fans tunnel airflow evenly through the cabinet for maximum air exchange

Extra Large Integrated Filter: High density intake filter for reduced maintenance and maximum system life

Integrated Elevated Base & Composite Mounting Pad: Protects against damaging flood water and provides additional stability

BEST-IN-CLASS DIFFUSER

360° Bubble Production: Maximum circulation and oxygen saturation

Patented PTFE Non-stick Membrane: No clogs or debris affecting airflow

EasySet Base Plate: Simple installation and maintenance

CUSTOMIZABLE DUAL COMPRESSOR DESIGN

Dual SilentAir® Compressors: Up to 2 HP total, high efficiency, low cost to operate, continuous duty, easy maintenance

Integrated SmartStart Technology (IST): System protection after power interruptions

Hot Swappable Design: Quick connect fittings and easy attach compressor mounting plate for simplified maintenance

EASYSET® AIRLINE

Self-Weighted: No bricks, weights or ties needed. Kink free and fish hook resistant

Direct Burial: Use from power source to pond's edge

airmaxeco.com | 866.424.7629 | contactus@airmaxeco.com



AIRMAX®

Benefits of Diffused Aeration

- Circulates and oxygenates the entire water column eliminating thermal stratification and creating a thriving pond environment
- Creates a clear, clean and balanced pond with less bottom muck
- Reduces the chance of fish loss caused by turnover
- Prevents stagnant water, reducing midge fly and mosquito populations

See the results at Airmaxeco.com/AerationCaseStudy



AERATION MAPPING SERVICE THE RIGHT SYSTEM FOR THE PERFECT POND!

LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!

Selecting the right system as well as determining the proper placement of the diffusers is vital to ensuring you are circulating and aerating your pond or lake effectively. Incorrectly placing diffusers or using an under-sized unit, limits the overall effectiveness of an aeration system. The Airmax Assist™ mapping service ends the guesswork. When a Certified Installer uses Airmax's proprietary software to map your pond or lake, not only will the installer stand behind the installation but Airmax will guarantee the results!

HERE IS HOW TO GET YOUR LAYOUT:

Visit www.airmaxeco.com/airmax-assist and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.



LakeSeries Systems										
System	Single System Aerating Area		What's Included			System Specs				
	Maximum Aerating Area 12'-50' depth	Max Diffuser Depth (ft)	Max # of ProAir® 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline	Amps		Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
LS80	8 Acres*	50	8	(2) T75 3/4 HP	Use with 5/8" Airline	8.6	4.3	\$70.80**	60	11.2
LS120	12 Acres*	50	12	(2) T100 1 HP	Use with 5/8" Airline	N/A	6.3	\$103.80**	62.8	14.2

ProAir 4 Diffuser Size: 19"L x 19"W x 5"H
Metal Cabinet Size: 30.25"L x 28.75"W x 21"H

* For larger ponds or lakes, multiple systems may be used.

** Operating cost is calculated at 10¢ per kilowatt hour. Cost will vary depending on location.



PO Box 917
Parrish, FL 34219

813.564.2322
www.sitexaquatics.com

Fountain/Aerator Agreement

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

Customer: Waterset South CDD
C/O: Rizzetta & Company
Contact: Stephanie DeLuna
Address: 12750 Citrus Park Lane Suite 115 Tampa, FL 33625
Email: Sdeluna@rizzetta.com
Phone: 813.933.5571

The Following bid is for the an Airmax Solar Aeration system to be installed in Pond #32 in the Waterset South community located in Apollo Beach, Florida.

Service	Cost
2-Solar Aeration systems w/Battery Backups & 4 dual stick bottom diffusers	\$25,318.00
Installation	Included
3-year warranty	Included
Total cost	\$25,318.00

A deposit of 50% (\$12,659.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$12,659.00) due within 30days of completion of installation. Overdue accounts may accrue a service charge.

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

03/27/2026

Accepted By

Date

President, Sitex Aquatics llc.

Date

Terms & Conditions

Payment

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

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

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

Insurance

Sitex shall maintain the following insurance coverage and limits:

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

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

SolarSeries™ Aeration Systems

Alternative Energy Ideal for Remote Ponds

Solar aeration systems are ideal for pond owners seeking alternative-energy options or for remote ponds with no access to electricity. SolarSeries aeration systems are designed to the highest quality standards, making them long-lasting, low maintenance, and with near-silent operation.

Available in both direct drive (DD) and battery backup (BB) systems. Direct-drive systems run only in daylight, providing supplemental oxygen during the summer and preventing fish kills during the winter. Battery-backup systems provide long runtimes, for up to 24 hours per day. Extended runtimes enable you to fully experience the benefits of aeration and attain the best possible results.



SolarSeries Direct Drive

Aerates Ponds Up to 2 Acres and 20 Feet Deep, Up to 12 Hours

- Two American-made Solar Panels
- EasyMount Assembly
- Two ProAir 2 Diffusers
- SilentAir Compressor
- Dual Manifold Assembly
- Pole Mounted Fiberglass Cabinet



SolarSeries Battery Backup

Aerates Ponds Up to 2 Acres and 20 Feet Deep, Up to 24 Hours

- Two American-made Solar Panels
- EasyMount Assembly
- Two ProAir 2 Diffusers
- SilentAir Compressor
- Dual Manifold Assembly
- Lockable Powder-Coated Aluminum Cabinet with Cooling Fan
- MPPT Controller with Bluetooth
- Two 12v AGM Batteries



Benefits of Diffused Aeration

- Circulates and oxygenates the entire water column eliminating thermal stratification and creating a thriving pond environment
- Creates a clear, clean and balanced pond with less bottom muck
- Reduces the chance of fish loss caused by turnover
- Prevents stagnant water, reducing midge fly and mosquito populations

See the results at Airmaxeco.com/AerationCaseStudy



AERATION MAPPING SERVICE THE RIGHT SYSTEM FOR THE PERFECT POND!

LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!

Selecting the right system as well as determining the proper placement of the diffusers is vital to ensuring you are circulating and aerating your pond or lake effectively. Incorrectly placing diffusers or using an under-sized unit, limits the overall effectiveness of an aeration system. The Airmax Assist™ mapping service ends the guesswork. When a Certified Installer uses Airmax's proprietary software to map your pond or lake, not only will the installer stand behind the installation but Airmax will guarantee the results!

HERE IS HOW TO GET YOUR LAYOUT:

Visit www.airmaxeco.com/airmax-assist and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.



SolarSeries Systems

System	Single System Aerating Area		What's Included				System Specs			
	Maximum Aerating Area	Max Diffuser Depth (ft)	Max # of ProAir® 2 Diffusers	Compressor	EasySet Airline	Cabinet Size	Max Run Time	Op. Cost / Month	Decibel Level at 5' Distance	Max CFM
SS20-DD	2 Acres*	20	2	SilentAir 24VDC Diaphragm	Use with 5/8" Airline	14"L 16"W 8"H	12 Hours	\$0.00	45-50 dB	1
SS20-BB	2 Acres*	20	2	SilentAir 24VDC Diaphragm	Use with 5/8" Airline	30.25"L 28.75"W 21"H	24 Hours	\$0.00	45-50 dB	1

*For ponds and lakes larger than 2 acres, use multiple systems.



Tab 9

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN SETTING THE LANDOWNERS’ MEETING; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Waterset South Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (the “Board”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

WHEREAS, the District Manager scheduled the date of the landowners’ meeting for _____, 2026 at ____:____.m., and located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, #2745, Riverview, Florida 33578, and the District Manager has caused the notice of the landowners’ meeting and election to be published consistent with the requirements of Chapter 190, *Florida Statutes*; and

WHEREAS, the Board desires to ratify the actions of the District Manager in setting the date, time and location of the landowners’ meeting and election and publishing the notice of same.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Deneen Klenke	2026
2	Amanda King	2026
3	Lynda McMorro	2028
4	John Blakley	2026
5	Pete Williams	2028

This year, Seat 1, currently held by Deneen Klenke, Seat 2, currently held by Amanda

King, and Seat 4, currently held by John Blakley are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNERS' ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the ____ day of November, 2026, at ____:____.m., and located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, #2745, Riverview, Florida 33578.

3. **RATIFICATION.** The District Manager's actions in setting the landowners' meeting and election and publishing the notice of same in the manner prescribed by Florida law is hereby ratified, confirmed and approved.

4. **FORMS.** A sample of the proxy, ballot form and instructions to be used at the meeting of the landowners to elect Board Supervisors of the District are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, #2745, Riverview, Florida 33578.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS ____TH DAY OF APRIL, 2026.

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chairperson, Board of Supervisors

Secretary / Assistant Secretary

Exhibit A: Proxy, Ballot Form and Instructions

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, 2026

TIME: ____:____.m.

LOCATION: **Rizzetta & Company, Inc.
2700 South Falkenburg Road, #2745
Riverview, Florida 33578**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – _____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Waterset South Community Development District to be held at Rizzetta & Company, Inc., 2700 South Falkenburg Road, #2745, Riverview, Florida 33578, on _____, 2026, at _____:_____.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – _____, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Waterset South Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: _____

Signed: _____

Printed Name: _____

Tab 10

RESOLUTION 2026-14

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset South Community Development District (“District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (“Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, the District previously adopted Resolutions 2022-20 and 2025-11 which expressed the District’s intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes* over the lands located within the District at the time of the District’s establishment (“Existing Lands”); and

WHEREAS, subsequent to the adoption of Resolutions 2022-20 and 2025-11, the Hillsborough County Board of County Commissioners adopted Ordinance No. 26-3 which expanded the boundaries of the District to include an additional 69.411 acres of land (“2026 New Lands”); and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Hillsborough County for four (4) consecutive weeks prior to such hearing, which notice addressed the District’s intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes* over the 2026 New Lands.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting

special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements for the 2026 New Lands and the Existing Lands. The legal description of the boundaries of the real property subject to a levy of assessments (which includes the 2026 New Lands and the Existing Lands) is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Hillsborough County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of April, 2026.

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description of Amended District

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

COMMENCE at the Northeast corner of said Section 34 for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°33'49"W., 1580.26 feet; thence WEST, 545.17 feet; thence N.53°30'00"W., 178.57 feet; thence S.36°30'00"W., 3224.26 feet to a point of curvature; thence Southerly, 965.32 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of 35°57'42" (chord bearing S.18°31'09"W., 949.56 feet) to a point of tangency; thence S.00°32'18"W., 122.72 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST; thence along said Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, N.88°43'57"W., 124.01 feet; thence N.00°32'18"E., 121.14 feet to a point of curvature; thence Northerly, 342.14 feet along the arc of said curve to the right having a radius of 1662.00 feet and a central angle of 11°47'42" (chord bearing N.06°26'09"E., 341.54 feet); thence WEST, 365.00 feet; thence NORTH, 580.00 feet; thence N.20°00'00"W., 730.00 feet; thence N.60°00'00"W., 910.00 feet; thence N.30°00'00"W., 320.00 feet; thence N.79°51'35"W., 623.86 feet to a point on a curve; thence Southerly, 255.23 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing S.05°23'11"W., 254.93 feet) to a point of tangency; thence S.00°37'56"W., 1016.67 feet to a point of curvature; thence Southerly, 445.46 feet along the arc of a curve to the left having a radius of 1938.00 feet and a central angle of 13°10'11" (chord bearing S.05°57'09"E., 444.48 feet) to a point of reverse curvature; thence Southerly, 448.95 feet along the arc of a curve to the right having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing S.06°18'00"E., 448.06 feet) to a point of tangency; thence S.00°03'46"E., 351.58 feet to a point on the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST; thence along said Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, N.88°36'23"W., 268.09 feet to a point on the West boundary of the Southwest 1/4 of aforesaid Section 34; thence along said West boundary of the Southwest 1/4 of Section 34, N.00°37'12"E., 2523.57 feet to the Southeast corner of the Northeast 1/4 of the aforesaid Section 33; thence along the South boundary of said Northeast 1/4 of Section 33, N.89°02'54"W., 2081.94 feet to a point Easterly boundary of the 130.00 foot wide Railroad right-of-way for C.S.X. Transportation, Inc. (formerly Atlantic Coast Line Railroad and Seaboard Coast Line Railroad) per Right-of-Way and Track Map V19 FLA (4); thence along said Easterly boundary of the 130.00 foot wide Railroad right-of-way for C.S.X. Transportation, Inc., N.28°37'13"E., 5866.89 feet to a point on the North boundary of the South 1/2 of the aforesaid Section 27; thence along said North boundary of the South 1/2 of Section 27, S.89°16'50"E., 4666.51 feet to the Northeast corner of the Southeast 1/4 of said Section 27; thence along the East boundary of said Southeast 1/4 of Section 27, S.00°36'55"W., 448.17 feet to a point on a curve, also being the Northwest corner of PARCEL "D-2B", according to Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said PARCEL "D-2B", Easterly, 21.21 feet along the arc of a curve to the left having a radius of 1517.00 feet and a central angle of 00°48'04" (chord bearing N.85°50'54"E., 21.21 feet) to the Easterlymost corner of said PARCEL "D-2B", also being the Westerlymost corner of PARCEL "D-1", according to Special Warranty Deed, as recorded in Instrument #: 2021416839, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said PARCEL "D-1", continue Easterly, 362.65 feet along the arc of said curve to the left having the same radius of 1517.00 feet and a central angle of 13°41'50" (chord bearing N.78°35'57"E., 361.79 feet) to the Southeast corner of said PARCEL "D-1", also being a point on the East boundary of the West 375.00 feet of the aforesaid Section 26, and also being a point on the Westerly boundary of Hillsborough County Waterset Park Site, as recorded in Official Records Book 24509, Page 1614, of the Public Records of Hillsborough County, Florida; thence along said East boundary of the West 375.00 feet of Section 26, the following two (2) courses: 1) along the aforesaid Westerly boundary of Hillsborough County Waterset Park Site, S.00°36'55"W., 22.17 feet to the Southwest corner of said Hillsborough County Waterset Park Site, also being a point on the Westerly boundary of WATERSET PHASE 5A-2B AND 5B-1, according to the plat thereof, as recorded in Plat Book 138, Pages 114 through 136 inclusive, of the Public Records of Hillsborough County, Florida; 2) along said Westerly boundary of WATERSET PHASE 5A-2B AND 5B-1, continue S.00°36'55"W., 140.75 feet to a point on a curve, also being the Southeast corner of PARCEL "D-2A", according to the aforesaid Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said PARCEL "D-2A", Westerly, 382.23 feet along the arc of said curve to the right having a radius of 1672.00 feet and a central angle of 13°05'54" (chord bearing S.80°06'19"W., 381.40 feet) to the Southwest corner of said PARCEL "D-2A", also being a point on the aforesaid East boundary of the Southeast 1/4 of Section 27; thence along said East boundary of the Southeast 1/4 of Section 27, S.00°36'55"W., 1309.10 feet to the Northwest corner of PARCEL "E-2", according to the aforesaid Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said PARCEL "E-2", EAST, 375.02 feet to the Northeast corner of said PARCEL "E-2", also being a point on the aforesaid East boundary of the West 375.00 feet of Section 26, and also being a point on the West boundary of WATERSET PHASE 5B-2, according to the plat thereof, as recorded in Plat Book 139, Pages 189 through 202 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said PARCEL "E-2", said East boundary of the West 375.00 feet of Section 26 and said West boundary of WATERSET PHASE 5B-2, S.00°36'55"W., 106.01 feet to the Southeast corner of said PARCEL "E-2"; thence along the Southerly boundary of said PARCEL "E-2", WEST, 375.02 feet to the Southwest corner of said PARCEL "E-2", also being a point on the aforesaid East boundary of the Southeast 1/4 of Section 27; thence along said East boundary of the Southeast 1/4 of Section 27, S.00°36'55"W., 610.29 feet to the **POINT OF BEGINNING**.

Containing 784.046 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(School Site)

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

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

Containing 25.166 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL 1 [PHASE E])

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

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

Containing 41.326 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL 2 [PHASE I])

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

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

Containing 69.411 acres, more or less.

ALTOGETHER containing 869.617 acres, more or less.

Tab 11

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, March 12, 2026, at 10:03 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

Amanda King	Board Supervisor, Chairman
Pete Williams	Board Supervisor, Vice Chairman
Deneen Klenke	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also, present were:

Matthew Huber	Regional District Manager, Rizzetta & Co.
Rachel Welborn	District Manager, Rizzetta & Co.
John Toborg	FSM, Rizzetta & Co.
Strickland Smith	District Engineer, Heidt Design <i>(via phone)</i>
Alyssa Willson	District Counsel, Kutak Rock LLP <i>(via phone)</i>
Katiria Parodi	Castle Group
Tony Smith	Sitex

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and confirmed quorum.

SECOND ORDER OF BUSINESS

Audience Comments

No audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Not present. It was noted that a report was included in the revised agenda. Following a brief discussion, a request was made to have aerator and midge fly proposals sent

48 to Ms. Parodi.

49

50 **B. Landscape & Irrigation**

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

52 Mr. Toborg presented the report. Discussion was held regarding ongoing palm
53 trimming/replacement issues. It was noted that this would be a developer expense.

54

55 Mr. Toborg expressed concern with potential irrigation issues along the SW corner
56 of the Waterset Blvd. (WS Blvd.) / 30th Street roundabout where the turf is off
57 color on the street side but not the sidewalk side. He stated that there is also an
58 issue with the inbound side of the south leg of Summer Sunset hedges as the
59 eastern half is beginning to fail. These are the CDD's responsibility to maintain.

60

61 Additional discussion was held regarding the need to re-fertilize the parks, a dead
62 sable palm, parking concerns along Roadstead Ct. cul-de-sac, making lawn
63 maintenance difficult, and some proposals received that he would like to get
64 approval soon. They should all be under the threshold for the Chairman to
65 approve.

66

67 **ii. Landscape Contractor Update**

68 Ms. Cochran presented the report, noting that everything is routine maintenance
69 at this time of the year. She stated that they would be applying a blanket fungicide
70 and turf weed treatments next week and are working with Ballenger on the
71 irrigation issues.

72

73 **iii. Irrigation Contractor Update**

74 Mr. Zotti provided updates to the Board on irrigation issues. The Board asked him
75 to research if that system is under warranty.

76

77 **C. District Counsel**

78 Ms. Wilson informed the Board that she has received confirmation from Hillsborough
79 County that the public hearing on the District's boundary amendment is scheduled for
80 January 12th. She explained that this will approve the addition of 69.4 acres to the
81 District's boundary. And while she anticipates it's approval, a negative vote would have
82 an impact on the timing of the bond issuance.

83

84 Ms. Wilson stated that she would be proving any updates to laws impacting
85 Development Districts during the State Legislative session which begins next week.

86

87 **D. District Engineer**

88 Present, no report.

89

90 **E. District Manager**

91 Ms. DeLuna stated the next CDD meeting will be held on February 12th, 2026, at 10:00
92 a.m. with a special meeting planned for February 25th to address bond issuance matters
93 should the boundary amendment be approved. A brief discussion ensued regarding
94 legal requirements for advertising and the need to confirm a quorum.

95
96 Ms. DeLuna stated that the Amenity Center has opened and the approved debit card
97 ordered. She confirmed that the action items list would be distributed to the Board.
98

99 Discussion was held regarding the letter submitted by Amanda King relative to the
100 boundary amendment and anticipated bond issuance.
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109 **Business Items**

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111 **A. Final Supplemental Series 2026**

112 **1. Supplemental Engineers Report**
113

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

115 **2. Supplemental Assessment Allocation Report**
116

117 Ms. Connell highlighted changes made to Tab 3 - the final pricing regarding the date
118 of issuance being February 27, 2026.
119

120 **3. Consideration of Resolution 2026-11; Supplemental Assessment Revenue**
121 **Bonds**
122

123 Ms. Willson provided input with details on the resolution.
124

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.

125
126 **B. Consideration of Series 2026 Ancillary Documents**

127 **1. Consideration of Acquisition Agreement Series**
128

129 Ms. Willson provided input and feedback.
130

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.

131
132 **2. Consideration of Collateral Assignment Series 2026**
133

134 Ms. Willson provided input and feedback.
135

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.

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3. Consideration of True-Up Agreement Series 2026

Ms. Willson explained details of the EAU designations.

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.

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4. Consideration of Supplemental Notice of Special Assessments Series 2026

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

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.

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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.

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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.

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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.

162
163

8. Consideration of Declaration of Consent to Jurisdictions Series 2026

164
165 Ms. Willson reviewed stating that it is basically for informational purposes and no
166 Board action is needed.

167
168 **C. Consideration of Supplemental Disclosure of Public Financing**

169 Ms. Willson explained the document in detail.
170
171

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.

172
173 **FOURTH ORDER OF BUSINESS** **Supervisor Requests**

174
175 There were no supervisor requests put forward.

176
177
178 **FIFTH ORDER OF BUSINESS** **Adjournment**

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.

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183 _____
Assistant Secretary Chair / Vice Chair

Tab 12

MINUTES OF MEETING

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**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

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Present and constituting a quorum:

Amanda King	Board Supervisor, Chairman
Pete Williams	Board Supervisor, Vice Chairman
Deneen Klenke	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also, present were:

Matthew Huber	Regional District Manager, Rizzetta & Co.
Rachel Welborn	District Manager, Rizzetta & Co.
John Toborg	FSM, Rizzetta & Co.
Strickland Smith	District Engineer, Heidt Design <i>(via phone)</i>
Alyssa Willson	District Counsel, Kutak Rock LLP <i>(via phone)</i>
Katiria Parodi	Castle Group
Tony Smith	Sitex

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and confirmed quorum.

SECOND ORDER OF BUSINESS

Audience Comments

No audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Smith presented his report, and a brief discussion was held. Ms. Klenke asked that Midge Fly treatments go back to encompassing the whole community. She stated

48 that she attended the Regency HOA and there is the potential for a license agreement
49 if they bring quotes forward.

50
51 It was noted that the algae bloom in pond #3 will be treated this week.

52
53 **1. Ratification of Sitex Aquatic Management Agreement**
54

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board ratified approval of the Sitex Aquatic Management Agreement, for the Waterset South Community Development District.

55
56 **B. Landscape & Irrigation**

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

58 Mr. Toborg presented the report, highlighting the missed mowing on the 1st of
59 March.

60
61 Ms. King mentioned that the flashers were installed at the crosswalk north of 30th
62 /Turnbuckle. She stated that the RFBs by Publix are owned by POA and are
63 expected to be completed within 1 to 2 months.

64
65 **ii. Landscape Contractor Update**

66 It was stated that Ixora, noted in the freeze damage report will not rebound. Mr.
67 Blakley asked for a dollar amount of the damage.

68
69 **iii. Irrigation Contractor Update**

70 Ms. King spoke on completing an irrigation audit from Ballenger for the new
71 vendor. A discussion was held regarding control of irrigation. It was noted that ULS
72 will start 2 weeks prior to Ballenger's last date and an email was received on
73 February 16, 2026, from Ballenger cancelling their services, which means ULS will
74 start on April 1st. They will send a revised irrigation bid removing a portion and
75 fees.

76
77 On a motion by Ms. Klenke, seconded by Mr. Williams, with four in favor and one against
(Mr. Blakley), the Board approved the ULS Irrigation Agreement, subject to discussed
78 revisions, for the Waterset South Community Development District.

79
80 The Board tabled the proposal # 215058 from ULS.

81 **C. District Counsel**

82 Ms. Wilson stated that she had no report or updates for the Board.

83 **D. District Engineer**

84 Mr. Strickland asked to be moved to the first staff report, as he has a standing call at
85 10:30 a.m. for every meeting.

86
87 **E. Clubhouse Manager**

88 Ms. Parodi presented an HVAC agreement with Britton Air that was approved outside

89 of a regular meeting for quarterly inspections at the Amenity Center.
90

On a motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board ratified the Britton Air Agreement for HVAC inspections at the amenity Center at a cost of \$350/visit or \$1,050 annually, for the Waterset South Community Development District.

91
92 **F. District Manager**

93 Mr. Huber stated the next CDD meeting will be held on April 9th, 2026, at 10:00 a.m. He
94 stated that the action item list included in the agenda was not the current one and stated
95 that it would be sent out to the Board.

96
97 Discussion was held regarding the debit card pin # and a message board by the
98 bathrooms. Direction was provided for District Manager to approve outside of a meeting.
99

100 The Board discussed two individual requests from residents regarding pool installations,
101 one on Roadstead and one on Hidden Branch. The reason for the \$2,500 fee associated
102 with the application was explained and Ms. King stated that a County ROW "Use Permit"
103 is needed prior to CDD approval. Additional discussion ensued with the following Board
104 actions being taken:
105

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board approved sending a form of the CDD Agreement to Mr. Hernandez on Hidden Branch, for the Waterset South Community Development District.

106
On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved sending a form of the CDD Agreement to Mr. Reina on Roadstead and informed him that approval would be dependent on written permission from his neighbor, for the Waterset South Community Development District.

107
108 A request was made for the golf cart purchase order to be signed.
109

110 **FOURTH ORDER OF BUSINESS**

Business Items

111
112 *Mr. Blakely left the meeting.*
113

114 **A. Presentation of 2025 Arbitrage Report**
115

116 Ms. Huber presented the report noting that there was no cumulative rebatable
117 arbitrage liability as of December 12, 2025.
118

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board accepted the 2025 Arbitrage Report for the series 2022 bonds, for the Waterset South Community Development District.

119
120
121

122 **B. Consideration of LLS Tax Solutions Audit Engagement Letter**

123

On a motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board approved the LLS Tax Solutions Audit Engagement Letter, for the Waterset South Community Development District.

124

125 **C. Consideration of DCSI Proposal #12393**

126

On a motion by Ms. King, seconded by Ms. McMorrow, with all in favor, the Board approved DCSI proposal to install three monitored camera systems at a cost of \$5,188, for the Waterset South Community Development District.

127

128 **D. Consideration of Resolution 2026-12 Ratifying the Sale of Special Assessment**
129 **Revenue Bonds, Series 2026**

130

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2026-12, ratifying the sale of the Special Assessment Revenue Bonds, Series 2026, for the Waterset South Community Development District.

131

132 **E. Consideration of Irrigation Vendors**

133

This item was previously discussed.

134

135 **F. Review of Brandon Glass & Mirror Founder Club Gym Mirror Proposal**

136

Discussion was held regarding the two options provided by Brandon Glass & Mirror to install mirrors in the Founder Club Gym. The Board indicated that it would like to see a sketch prior to installation.

137

138 On a motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board
139 approved the proposal from Brandon Glass and Mirror, as discussed with a not-to-exceed
140 amount of \$2,500 , for the Waterset South Community Development District.
141

142

143 **FIFTH ORDER OF BUSINESS**

Business Administration

144

145 **A. Consideration of Board of Supervisors Meeting Minutes for February 12, 2025**

146

Changes were requested to lines #144 and #222.

147

148 **B. Consideration of Board of Supervisors Special Meeting Minutes for February 25,**
149 **2025**

150

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board approved the minutes of the Board of Supervisors special meeting held on February 25, 2026 , for the Waterset South Community Development District.

151

152

153 **C. Ratification of Operation and Maintenance Expenditures from January 2026**

154
155 Discussion was held regarding Ballenger invoice # 572 being for Waterset North not
156 South and late fees for BOCC.
157

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board ratified the operation and maintenance expenses for January 2026 (\$63,876.98), as discussed , for the Waterset South Community Development District.

158
159 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

160
161 There were no supervisor requests put forward.

162
163 **SEVENTH ORDER OF BUSINESS** **Adjournment**

On a motion by Ms. King, seconded by Ms. McMorrow, with all in favor, the Board agreed to adjourn the meeting at 12:10 p.m., for the Waterset South Community Development District.

165
166
167
168
169
170

Assistant Secretary _____
Chair / Vice Chair

Tab 13

Waterset South Community Development District

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

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

www.watersetsouthcdd.org

Operations and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$160,030.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	100406	138742	Access Control 12/25	\$ 507.50
Accurate Electronics, Inc.	100406	138765	Access Control 01/26	\$ 33.75
Ballenger Landcare, LLC	100407	597	Irrigation Maintenance - Phase G2 01/26	\$ 2,252.00
Ballenger Landcare, LLC	100407	598	Irrigation Maintenance - Phases A, D1, & D2 01/26	\$ 2,698.50
Ballenger Landcare, LLC	100407	599	Irrigation Maintenance - Phase G1 01/26	\$ 702.00
Ballenger Landcare, LLC	100407	618	Irrigation Repairs 01/26	\$ 424.91
Ballenger Landcare, LLC	100407	619	Irrigation Repairs 01/26	\$ 201.23
Ballenger Landcare, LLC	100407	626	Irrigation Repairs 01/26	\$ 708.61
Ballenger Landcare, LLC	100407	634	Irrigation Repairs 01/26	\$ 1,359.54
Ballenger Landcare, LLC	100407	635	Irrigation Repairs 01/26	\$ 873.27
Ballenger Landcare, LLC	100421	645	Freeze Protection Service 01/26	\$ 150.00
Ballenger Landcare, LLC	100421	657	Irrigation Maintenance - Phase G2 02/26	\$ 2,252.00

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100421	658	Irrigation Maintenance - Phases A, D1, & D2 02/26	\$ 2,698.50
Ballenger Landcare, LLC	100421	659	Irrigation Maintenance - Phase G1 02/26	\$ 702.00
Castle Management, LLC	100434	INS-0126-335	Insurance Reimbursement 01/26	\$ 505.05
Castle Management, LLC	100408	INS-1225-312	Insurance Reimbursement 12/25	\$ 271.85
Castle Management, LLC	100422	MGT-020126-522	Contract Management Fees 02/26	\$ 500.00
Castle Management, LLC	100408	PREIM01-09-26-285	Payroll Period 12/20/25- 01/02/26	\$ 9,069.32
Castle Management, LLC	100429	PREIM01-23-26-452	Payroll Period 01/03/26- 01/16/26	\$ 9,248.33
Castle Management, LLC	100434	PREIM02-06-26-159	Payroll Period 01/17/26- 01/30/26	\$ 9,303.49
City Wide Facility Solutions	100423	32019038326	Janitorial Services 02/26	\$ 2,276.15
F Peter Williams	100432	PW021226	Board of Supervisors Meeting 02/12/26	\$ 200.00
Frontier Communications of FL	20260219-1	813-634-3400-072525-5- 012526	Internet Amenity C 02/26	\$ 248.01
Hillsborough County BOCC	20260213-1	1176030280-012226	Water Charge Utility 01/26	\$ 1,391.50

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hillsborough County BOCC	20260213-4	2351444373-021026	Reclaim Water Services 01/26	\$ 176.63
Hillsborough County BOCC	20260213-2	2643318705-012726	Reclaimed Water Charge 01/26	\$ 335.63
Hillsborough County BOCC	20260213-3	6145712597-020226	Reclaim Water Services 01/26	\$ 153.13
John C. Blakley	100433	JB021226	Board of Supervisors Meeting 02/12/26	\$ 200.00
Kutak Rock, LLP	100430	3690420	General Counsel - Legal Services 12/25	\$ 3,693.50
LLS Tax Solutions, Inc.	100424	004034	Arbitrage Rebate Calculation Series 2024 01/26	\$ 500.00
Republic Services	20260209-1	0696-001327820	Waste Container 01/26	\$ 256.33
Rizzetta & Company, Inc.	100412	INV0000106616	Accounting Services 02/26	\$ 6,144.08
Sitex Aquatics, LLC	100425	10724-b	Monthly Lake Maintenance 02/26	\$ 4,620.00
TECO	20260226-7	211035337917-020426	Electric Charges 01/26	\$ 1,767.28
TECO	20260226-1	221009083702-020426	Electric Charges 01/26	\$ 28.05
TECO	20260226-8	221009083710-020426	Electric Charges 01/26	\$ 23.46

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260226-6	221009143712-020426	Electric Charges 01/26	\$ 25.05
TECO	20260226-5	221009143720-020426	Electric Charges 01/26	\$ 23.46
TECO	20260226-2	221009143738-020426	Electric Charges 01/26	\$ 23.65
TECO	20260212-2	221009517212-012126	C/O Wolf Creek PH A D1 / 6160 Turnbuckle Dr 12/25	\$ 616.78
TECO	20260212-1	221009547813-012126	6144 Turnbuckle Dr Maint 12/25	\$ 32.22
TECO	20260226-3	221009609878-020426	Electric Charges 01/26	\$ 24.52
TECO Peoples Gas	20260226-4	221009546666-020426	Natural Gas Charges 01/26	\$ 8,718.28
The Observer Group, Inc.	100409	26-00222H	Legal Advertising 01/26	\$ 50.31
The Observer Group, Inc.	100426	26-00245H	Legal Advertising 01/26	\$ 1,448.12
The Observer Group, Inc.	100426	26-00279H	Legal Advertising 01/26	\$ 61.25
U.S. Bank	100427	8052243	Trustee Fees Series 2022 01/01/26-12/31/26	\$ 4,256.13
United Land Services	100431	183242	Landscape Replacement 12/25	\$ 1,460.80

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Land Services	100431	183244	Landscape Replacement 12/25	\$ 1,028.64
United Land Services	100410	186630	Monthly Landscape Maintenance 01/26	\$ 32,839.75
United Land Services	100428	189304	Monthly Landscape Maintenance 02/26	\$ 32,839.75
Wahoo Pools Group, Inc.	100411	20251765	Pool Maintenance 01/26	\$ 3,800.00
Wahoo Pools Group, Inc.	100435	20251966	Pool Maintenance 02/26	\$ 3,800.00
Waterset Central CDD	20260211-1	020526-184	Credit Card Reimbursement 02/26	<u>\$ 2,506.17</u>
Total				<u>\$ 160,030.48</u>

ACCURATE ELECTRONICS, INC.

Invoice

9225 Ulmerton Road Ste 410
 Largo, FL. 33771
 727-533-0295

Date	Invoice #
12/31/2025	138742

Bill To
WATERSET SOUTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614

Ship To
FOUNDERS CLUB 6160 TURNBUCKLE DR APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED:12/31/25@12PM BY HEIDI TORRES @ 813-677-2114 (WO-25081) *****EMERGENCY SERVICE***** SYSTEM IS OFFLINE PROBLEM FOUND: 12.31.25 AT 2:09PM 1] WATERSET FOUNDERS CLUB. FOUND DSX ACCESS SYSTEM SHOWING QUESTION MARKS, AND INDUCTION OF BEING OFFLINE. ACTIONS TAKEN: 1] AL ARRIVED ON SITE AND BEGAN TROUBLESHOOTING, AND INSPECTING OVERVIEW OF ALL OPERATION OF THE DSX SYSTEM AT THE FOUNDER CLUBHOUSE LOCATION. 2] AL FOUND THE SYSTEM WORKING IN STAND ALONE MODE, TECHNICIAN COULD ACCESS CLUBHOUSE DOORS AND PICKLE BALL COURT WITH VENDER LEVEL ACCESS, BUT NOT AS A RESIDENT. 3] AL WAS ASSISTED BY AE PROGRAMMING DEPARTMENT REMOTELY, MADE SEVERAL PROGRAMMING CHANGES AND SEVERAL FULL SYSTEM DOWNLOADS THAT TOOK THIRTY TO FORTY MINUTES EACH TO COMPLETE. 4] FINALLY DETERMINED A RETURN TO SITE IS NEEDED TO COMPLETE OTHER ISSUES ON-SITE AND TO FURTHER TROUBLESHOOT THE DSX ISSUE. AT THIS TIME THE SYSTEM IS NOT WORKING, DSX IS SHOWING UNKNOWN CODE ERROR MESSAGE. 5] THE ON SITE CONTACT, HEIDI TORRES WAS PRESENT DURING THE OPERATION, CUSTOMER WAS FULLY UPDATED AT COMPLETION OF CALL. 6] A RETURN TO SITE IS NEEDED.		
2.75	EMERGENCY TECH SERVICES TWO HOUR MINIMUM	150.00	412.50
1	EMERGENCY TRIP CHARGE	95.00	95.00
	7% Sales tax rate	7.00%	0.00
	Total		\$507.50

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$507.50

ACCURATE ELECTRONICS, INC.

Invoice

9225 Ulmerton Road Ste 410
 Largo, FL. 33771
 727-533-0295

Date	Invoice #
1/5/2026	138765

Bill To
WATERSET SOUTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614

Ship To
FOUNDERS CLUB 6160 TURNBUCKLE DR APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
0.25	PROBLEM REPORTED:12/31/25 @ 12PM BY HEIDI TORRES @ 813-677-2114 (WO-50923) RETURN TO SITE FROM EMERGENCY SERVICE CALL #25081 - DSX SYSTEM IS OFFLINE PROBLEM FOUND: 01.02.25 AT 10:50AM 10:50AM 1] DSX ACCESS SYSTEM SHOWING QUESTION MARKS, AND INDUCTION OF BEING OFFLINE. ACTION TAKEN: 1] THE TECHNICIAN, AL ARRIVED ON SITE AT PHASE 5 FOUNDERS CLUB AND MET WITH HEIDI TORRES. 2] ALL PEDESTRIAN GATES FOR THE PICKLE BALL COURTS AND CLUBHOUSE DOOR WHERE WORKING PROPERLY AT TIME OF THE SERVICE CALL. 3] IT APPEARS THAT THE SYSTEM HAD TAKEN SOMETIME TO FULLY DOWNLOAD ALL SYSTEM PERIMETER FROM THE PREVIOUS DAY. 4] AT THIS TIME THE DSX SYSTEM IS WORKING TECH SERVICES FOR ONE TECHNICIAN.	135.00	33.75
1	TRIP CHARGE	55.00	55.00
1	TRIP CHARGE - RETURN TO SITE / CUSTOMER COURTESY	-55.00	-55.00
	7% Sales tax rate	7.00%	0.00
Total			\$33.75

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$33.75



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

Invoice 597

Date	PO#
01/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Bill To
Wataset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Wataset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#486 - Monthly Irrigation Maintenance Phase G2 January 2026				\$2,252.00

Subtotal	\$2,252.00
Sales Tax	\$0.00
Total	\$2,252.00
Credits/Payments	(\$0.00)
Balance Due	\$2,252.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$9,976.44	\$0.00	\$179.40	\$0.00



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

Invoice 598

Date	PO#
01/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Bill To
Wataset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Wataset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#487 - Irrigation Maintenance Agreement Phase A, D1, D2 January 2026				\$2,698.50

Subtotal	\$2,698.50
Sales Tax	\$0.00
Total	\$2,698.50
Credits/Payments	(\$0.00)
Balance Due	\$2,698.50

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$9,976.44	\$0.00	\$179.40	\$0.00



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

Invoice 599

Date	PO#
01/01/26	
Sales Rep	Terms
Mark A Ballenger II	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
#488 - Irrigation Maintenance Agreement Phase G1 January 2026				\$702.00

Subtotal	\$702.00
Sales Tax	\$0.00
Total	\$702.00
Credits/Payments	(\$0.00)
Balance Due	\$702.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$9,976.44	\$0.00	\$179.40	\$0.00



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

Invoice 618

Date	PO#
01/09/26	
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 lateral pipe

Waterset South G1 CONTROLLER @t Jensen view, 30st, Has a broken lateral pipe for drip zones.





Irrigation Repair - 01/07/2026

\$424.91

Subtotal	\$424.91
Sales Tax	\$0.00
Total	\$424.91
Credits/Payments	(\$0.00)
Balance Due	\$424.91

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$626.14	\$5,652.50	\$0.00	\$0.00	\$0.00



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

Invoice 619

Date	PO#
01/09/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

Controller A- Zone 5 Broken lateral pipe

WSS Controller A-Zone 5 lateral pipe broken







Irrigation Repair - 01/09/2026

\$201.23

Subtotal	\$201.23
Sales Tax	\$0.00
Total	\$201.23
Credits/Payments	(\$0.00)
Balance Due	\$201.23

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$626.14	\$5,652.50	\$0.00	\$0.00	\$0.00



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

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Invoice 626

Date	PO#
01/14/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

C controller zone 20 Stuck on

C controller zone 20 stuck on, needs valve replacement.





Irrigation Repair - 01/14/2026

\$708.61

Subtotal	\$708.61
Sales Tax	\$0.00
Total	\$708.61
Credits/Payments	(\$0.00)
Balance Due	\$708.61

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$708.61	\$6,278.64	\$0.00	\$0.00	\$0.00



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

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Invoice 634

Date	PO#
01/23/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

In line filter leaking

In line filter damage and leaking @t Turnbuckle Park









Irrigation Repair - 01/23/2026

\$1,359.54

Subtotal	\$1,359.54
Sales Tax	\$0.00
Total	\$1,359.54
Credits/Payments	(\$0.00)
Balance Due	\$1,359.54

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,232.81	\$6,987.25	\$0.00	\$0.00	\$0.00



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

Bill To
Waterset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Invoice 635

Date	PO#
01/23/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Waterset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

G2 Drip valve filter assembly damage

This proposal is for the drip valve regulator assembly 1" at WSS G2





Irrigation Repair - 01/22/2026

\$873.27

Subtotal	\$873.27
Sales Tax	\$0.00
Total	\$873.27
Credits/Payments	(\$0.00)
Balance Due	\$873.27

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,232.81	\$6,987.25	\$0.00	\$0.00	\$0.00



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

Invoice 645

Date	PO#
01/30/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Bill To
Wataset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Wataset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

Freeze Protection Service – Irrigation System

Freeze Protection Service- Upon the National Weather Service predicting a freeze event of 4 hours or more, all above ground points of connection will be turned off and all above ground pipes and filters will be drained of water. Once a freeze event is over, all water connections will be turned back on and tested for proper operation.

Irrigation Repair - 01/30/2026 \$150.00

Subtotal	\$150.00
Sales Tax	\$0.00
Total	\$150.00
Credits/Payments	(\$0.00)
Balance Due	\$150.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$150.00	\$0.00	\$0.00	\$0.00	\$0.00



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

Invoice 657

Date	PO#
02/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Bill To
Wataset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Wataset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#486 - Monthly Irrigation Maintenance Phase G2 February 2026				\$2,252.00

Subtotal	\$2,252.00
Sales Tax	\$0.00
Total	\$2,252.00
Credits/Payments	(\$0.00)
Balance Due	\$2,252.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,652.50	\$150.00	\$0.00	\$0.00	\$0.00



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

Invoice 658

Date	PO#
02/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Bill To
Wataset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Wataset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#487 - Irrigation Maintenance Agreement Phase A, D1, D2 February 2026				\$2,698.50

Subtotal	\$2,698.50
Sales Tax	\$0.00
Total	\$2,698.50
Credits/Payments	(\$0.00)
Balance Due	\$2,698.50

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,652.50	\$150.00	\$0.00	\$0.00	\$0.00



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

Invoice 659

Date	PO#
02/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Bill To
Wataset South CDD C/O Rizzetta & Co 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Property Address
Wataset South CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#488 - Irrigation Maintenance Agreement Phase G1 February 2026				\$702.00

Subtotal	\$702.00
Sales Tax	\$0.00
Total	\$702.00
Credits/Payments	(\$0.00)
Balance Due	\$702.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,652.50	\$150.00	\$0.00	\$0.00	\$0.00



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

Document No:INS-0126-335
Document Date:01/31/2026

Association: Waterset South Community Development District Facilities Manag

Total Due: \$505.05

Date	Description	Amount
01/31/2026	Insurance Reimbursement Gomez, Victoria M.	\$214.20
01/31/2026	Insurance Reimbursement Torres, Heidi L.	\$131.96
01/31/2026	Insurance Reimbursement Parodi Tarira, Katiria	\$158.89

Report Totals

Billing: \$505.05
Total Sales Tax: \$0.00
Balance Due: **\$505.05**

****Please note our monthly billing for the reimbursement of health insurance has increased to \$765.00/month/employee reflecting our new Group Health Insurance Plan Renewal for the year commencing January 1st 2026****



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

Document No:INS-1225-312
Document Date:12/31/2025

Association: Waterset South Community Development District Facilities Manag

Total Due: \$271.85

Date	Description	Amount
12/31/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$123.34
12/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$148.51

Report Totals

Billing: \$271.85
Total Sales Tax: \$0.00
Balance Due: **\$271.85**



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

Document No:MGT-020126-522
Document Date:02/01/2026

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

City Wide Facility Solutions
 8950 9th St N Ste 103
 Saint Petersburg, FL 33702-3001

Total Due: \$2,276.15

Invoice Number: 32019038326
 Our Order No. 31019200119
 Invoice Date: 2/1/2026
 Due Date: 3/3/2026

Phone: 727-940-5873 ext 0
 Email: tbaccounting@gocitywide.com

Bill
 To: Waterset South CDD
 3434 Colwell Avenue Suite 200
 Tampa, FL 33614

Ship
 To: The Founder Club - Waterset
 6160 Turnbuckle Dr.
 Apollo Beach, FL 33572
 USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000345	Seymour Wright	Net 30 days		02/01/26 to 02/28/26	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019200119	1	1,930.20	1,930.20
	Tile Scrub		31019200119	1	32.63	32.63
	Carpet Clean		31019200119	1	25.07	25.07
	Acid Wash of Restrooms		31019200119	1	131.20	131.20

PAY YOUR BILL ONLINE!
 CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 2119.10
Sales Tax: 157.05
Total Due: \$2,276.15

Waterset South CDD
Meeting Date: February 12, 2026

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:08am
Meeting End Time:	12:16 pm
Total Meeting Time:	2:08 hours

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:
Jan 25, 2026
Billing Period:
Jan 25 - Feb 24, 2026

Hi WATERSET SOUTH CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$94.99
Payment received by Jan 25, thank you	-\$94.99

Service summary

	Previous month	Current month
Bundle		\$203.97
Internet	\$89.99	↓\$0.00
Other	\$5.00	↓\$4.00
Taxes and Fees		\$40.04
Total services	\$94.99	\$248.01
Total balance		\$248.01

Total balance
\$248.01
Auto Pay is scheduled
Feb 18



Frontier has joined Verizon.
Chat with us to ask about unlocking business savings.

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 01272026 NNNNNNNN 01 961830

WATERSET SOUTH CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

105003813634340007252500000000000000000248015



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

Billing Date:
Jan 25, 2026

Billing Period:
Jan 25 - Feb 24, 2026



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/ctnetx-privacy.





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

Bundle			
Partial Monthly Charges			
12.29-01.24	(2)	SmartVoice Premium Seat	\$54.00
Monthly Charges			
01.25-02.24		Business Fiber Internet 2 Gig Data	\$109.99
		\$10.00 Discount through 07/24/27	-\$10.00
	(2)	Auto Pay Discount	-\$10.00
		SmartVoice Premium Seat	\$59.98
Bundle Total			\$203.97

Other Charges			
Partial Monthly Charges			
12.29-01.24	(2)	Yealink T53W IP Phone with Power	\$9.00
Monthly Charges			
01.25-02.24	(2)	Yealink T53W IP Phone with Power	\$10.00
		SmartVoice Additional line bundle discount	-\$20.00
	(2)	Frontier Wi-Fi 7 Equipment	\$5.00
Other Charges Total			\$4.00

Taxes and Fees			
		FCA Long Distance - Federal USF Surcharge	\$23.30
Federal Taxes			\$23.30
		FL State Communications Services Tax	\$5.78
		County Communications Services Tax	\$5.65
		FL State Gross Receipts Tax	\$2.77
		FL State Sales Tax	\$1.14
	(2)	Hillsborough Co VOIP 911 Surcharge	\$0.80
		County Sales Tax	\$0.28
	(2)	FL State Gross Receipts Tax	\$0.16
		FL Telecommunications Relay Service	\$0.16
State Taxes			\$16.74
Taxes and Fees Total			\$40.04

Total current month charges \$248.01

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 \$248.01 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.

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

Billing Date:
Jan 25, 2026

Billing Period:
Jan 25 - Feb 24, 2026

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

provide high quality communications services to you.

The Federal Communications Commission (FCC), in conjunction with the Federal Trade Commission (FTC), established a National Do Not Call Registry for consumers who do not wish to receive many kinds of telemarketing calls. Telemarketers that call numbers on either the federal or state registries are subject to substantial fines. Telemarketers must also unblock their numbers and transmit their Caller ID information. More information about federal Do Not Call requirements is available in 47 CFR Section 64.1200 at www.fcc.gov/ and in 16 CFR Part 310 at www.ftc.gov/enforcement/rules. Telemarketers can access the Do-Not-Call list at www.telemarketing.donotcall.gov/. Questions? Please contact customer service.





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

Billing Date:
Jan 25, 2026

Billing Period:
Jan 25 - Feb 24, 2026

Account Activity

8136491407

Qty	Description	Order number	Effective date	Charge
1	SmartVoice Premium Seat	088891074	12.29-01.24	\$27.00
1	Yealink T53W IP Phone with Power	088891074	12.29-01.24	\$4.50
Total				\$31.50

8136491408

Qty	Description	Order number	Effective date	Charge
1	SmartVoice Premium Seat	088891076	12.29-01.24	\$27.00
1	Yealink T53W IP Phone with Power	088891076	12.29-01.24	\$4.50
Total				\$31.50

VoIP

813-649-1407

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jan 05	8:16A	17.0	DD	CONCORD CA 925-586-9222	\$0.00	
Subtotal						\$0.00	

813-649-1408

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Dec 30	9:26A	.7	DD	KISSIMMEE FL 407-572-9988	\$0.00	
2	Jan 02	6:52A	6.6	DD	RAPID CITY SD 605-430-6294	\$0.00	
3	Jan 03	6:14A	2.5	DD	MIAMI FL 786-449-2784	\$0.00	
4	Jan 08	8:09A	.7	DD	ONTARIO CA 909-208-8706	\$0.00	
5	Jan 19	4:39A	.6	DD	FTLAUDERDL FL 954-892-4761	\$0.00	
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-649-1407	1	17	\$0.00
813-649-1408	5	11	\$0.00
Total	6	28	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	3	24	\$0.00
Intrastate	3	3	\$0.00
Total	6	28	\$0.00





Hillsborough County Florida

CUSTOMER NAME WATERSET SOUTH CDD	ACCOUNT NUMBER 1176030280	BILL DATE 01/22/2026	DUE DATE 02/12/2026
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Service Address: 6160 TURNBUCKLE DR

S-Page 1 of 1

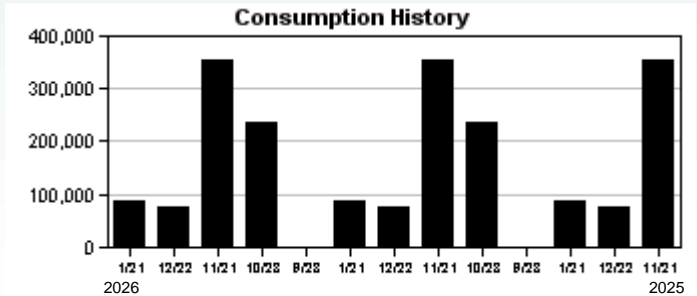
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703527746	12/22/2025	4362	01/21/2026	7410	3048 GAL	ACTUAL	WATER
703648424	12/22/2025	661914	01/21/2026	745394	83480 GAL	ACTUAL	WATER
703539488	12/22/2025	2297	01/21/2026	4119	1822 GAL	ACTUAL	WATER
705990844	12/21/2025	2572298	01/19/2026	2694118	121820 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$266.82
Water Base Charge	\$178.58
Water Usage Charge	\$143.47
Sewer Base Charge	\$164.63
Sewer Usage Charge	\$603.09
Reclaimed Water Charge	\$28.37

Summary of Account Charges

Previous Balance	\$6,561.25
Net Payments - Thank You	\$-6,561.25
Total Account Charges	\$1,391.50
AMOUNT DUE	\$1,391.50



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
 Additional Information: HCFL.gov/Water

THANK YOU!



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

794 8

DUE DATE	02/12/2026
AMOUNT DUE	\$1,391.50
AMOUNT PAID	



0011760302809 00001391507



Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	02/10/2026	03/03/2026

Summary of Account Charges

Previous Balance	\$282.63
Net Payments - Thank You	\$-282.63
Total Account Charges	\$176.63
AMOUNT DUE	\$176.63

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2351444373



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

2.374 8

DUE DATE	03/03/2026
AMOUNT DUE	\$176.63
AMOUNT PAID	



0023514443730 00000176636



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	02/10/2026	03/03/2026

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

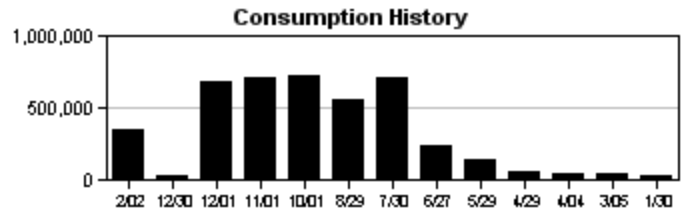
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702674522	12/30/2025	15563431	02/02/2026	15914855	351424 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$69.70

Total Service Address Charges \$69.70



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	02/10/2026	03/03/2026

Service Address: 5000 SEA BRANCH AVE - IRRIGATION RECLAIM

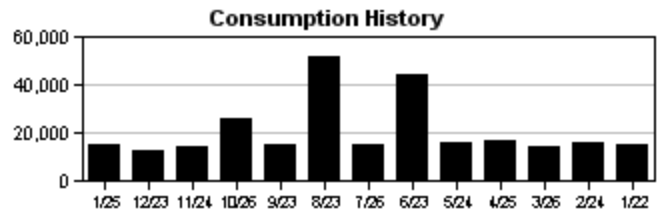
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702858474	12/23/2025	597339	01/25/2026	612037	14698 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.09

Total Service Address Charges \$9.09





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	02/10/2026	03/03/2026

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

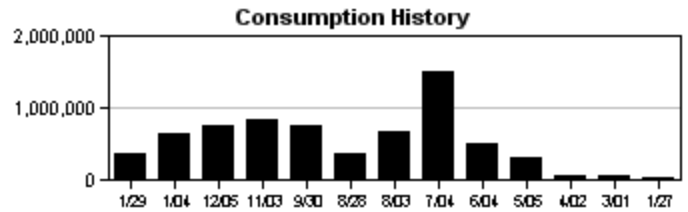
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702665776	01/04/2026	20235717	01/29/2026	20610603	374886 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$81.20

Total Service Address Charges \$81.20



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	02/10/2026	03/03/2026

Service Address: 6118 TURNBUCKLE DR - IRRIGATION RECLAIM

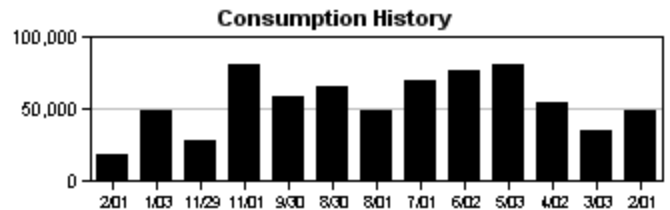
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702880892	01/03/2026	972093	02/01/2026	990519	18426 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$10.20

Total Service Address Charges \$10.20





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	02/10/2026	03/03/2026

Service Address: 5134 30TH ST NE - IRRIGATION RECLAIM
M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702579412	12/23/2025	570885	01/26/2026	570885	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44





Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	01/27/2026	02/17/2026

Summary of Account Charges

Previous Balance	\$1,039.11
Net Payments - Thank You	\$-1,039.11
Total Account Charges	\$335.63
AMOUNT DUE	\$335.63

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2643318705



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

4.935 8

DUE DATE	02/17/2026
AMOUNT DUE	\$335.63
AMOUNT PAID	



0026433187056 00000335638



Hillsborough County Florida

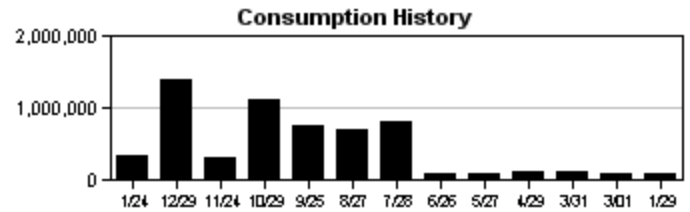
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	01/27/2026	02/17/2026

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	12/29/2025	31995521	01/24/2026	32329637	334116 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$66.58
Total Service Address Charges \$66.58



Hillsborough County Florida

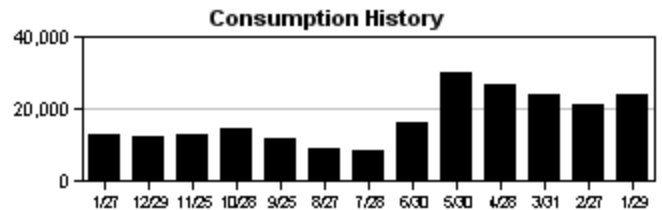
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	01/27/2026	02/17/2026

Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	12/29/2025	1238114	01/27/2026	1251141	13027 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.78
Total Service Address Charges \$8.78





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	01/27/2026	02/17/2026

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

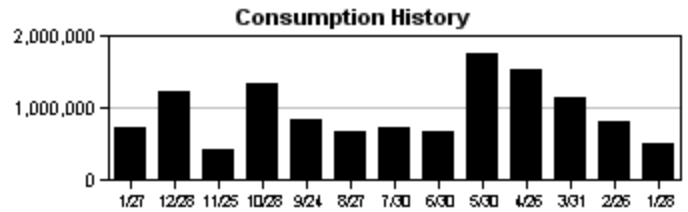
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	12/28/2025	29294856	01/27/2026	30020415	725559 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$233.37

Total Service Address Charges \$233.37



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	01/27/2026	02/17/2026

Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

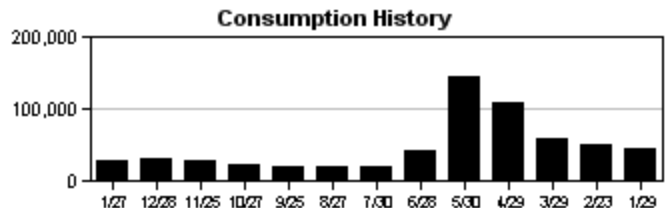
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	12/28/2025	2832664	01/27/2026	2859507	26843 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$11.27

Total Service Address Charges \$11.27





Hillsborough County Florida

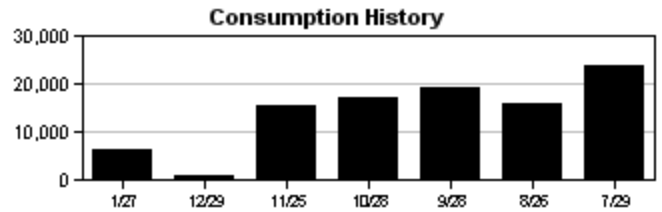
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	01/27/2026	02/17/2026

Service Address: 6399 ROADSTEAD CT - COMM RCLM IRRIG
M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702137990	12/29/2025	610142	01/27/2026	616298	6156 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.55
Total Service Address Charges \$7.55



Hillsborough County Florida

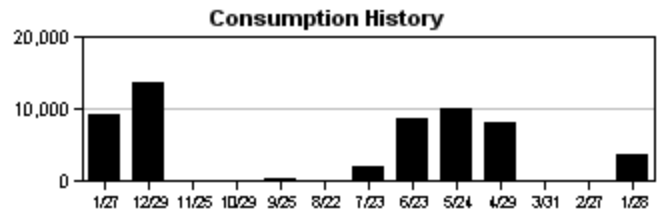
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	01/27/2026	02/17/2026

Service Address: 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG
M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	12/29/2025	202150	01/27/2026	211247	9097 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.08
Total Service Address Charges \$8.08





Hillsborough County Florida

M-Page 1 of 3

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

Summary of Account Charges

Previous Balance	\$376.29
Net Payments - Thank You	\$-376.29
Total Account Charges	\$153.13
AMOUNT DUE	\$153.13

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

Additional Information: HCFL.gov/Water



THANK YOU!



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

11.474 8

DUE DATE	02/23/2026
AMOUNT DUE	\$153.13
AMOUNT PAID	



0061457125971 00000153130



Hillsborough County Florida

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

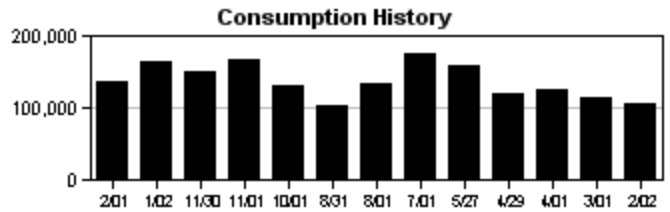
Service Address: 6288 HIDDEN BRANCH DR - COMM RCLM IRR1

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701266672	01/02/2026	2851785	02/01/2026	2987444	135659 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$39.04
Total Service Address Charges	\$39.04



Hillsborough County Florida

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

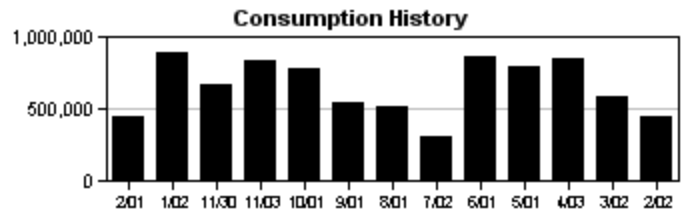
Service Address: 5261 COVINGTON DR - COMM RCLM IRRIG

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702663878	01/02/2026	18216554	02/01/2026	18664317	447763 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$94.80
Total Service Address Charges	\$94.80





Hillsborough County Florida

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

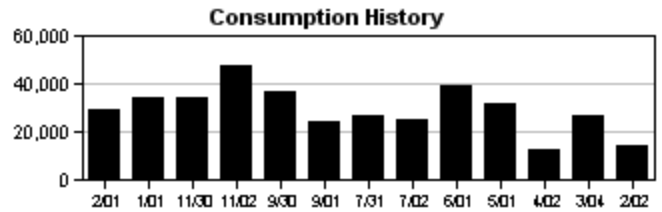
Service Address: 6064 HIDDEN BRANCH DR - COMM RCLM IRRIG

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703747518	01/01/2026	402297	02/01/2026	431294	28997 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$11.66
Total Service Address Charges	\$11.66



Hillsborough County Florida

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

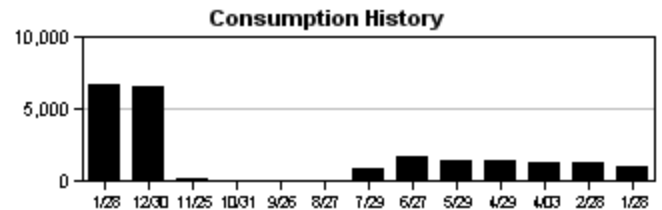
Service Address: 6335 MIDSHIP CT - COMM RCLM IRRIG

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907325	12/30/2025	1113	01/28/2026	1179	6600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.63
Total Service Address Charges	\$7.63



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

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. 3690420
28623-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/25	J. Gillis	0.50	95.00	Draft pool maintenance services agreement with Wahoo Pools Group
12/02/25	A. Willson	0.60	195.00	Prepare pool maintenance agreement; confer with DeLuna regarding same; review and revise meeting minutes; review tentative agenda; confer with King regarding amenity opening timeline
12/03/25	J. Gillis	0.20	38.00	Review and revise pool maintenance services agreement with Wahoo Pools Group
12/05/25	A. Willson	0.60	195.00	Review and revise pool maintenance agreement; confer with District staff regarding same; review meeting agenda
12/08/25	A. Willson	0.40	130.00	Review revised agenda; confer with Evans and DeLuna regarding same
12/10/25	A. Willson	2.60	845.00	Review meeting agenda; confer with DeLuna regarding same; prepare materials for board meeting; review conveyance items

KUTAK ROCK LLP

Waterset South CDD
January 29, 2026
Client Matter No. 28623-1
Invoice No. 3690420
Page 2

12/11/25	J. Gillis	1.30	247.00	Follow up from Board meeting; draft notice of special meeting; draft resolution declaring master assessments and setting public hearing on same regarding 2026 boundary amendment property; draft published and mailed notices regarding same; confer with staff regarding same
12/11/25	M. Rigoni	1.70	518.50	Prepare for and attend board meeting
12/11/25	A. Willson	1.30	422.50	Revise amenity policy documents to reflect comments from board; attend board meeting; post meeting follow up
12/15/25	A. Willson	0.30	97.50	Confer with DeLuna and King regarding district items and meeting follow up
12/16/25	A. Willson	0.60	195.00	Confer with King regarding acquisition items; review same
12/17/25	A. Willson	0.20	65.00	Confer with King regarding amenity items
12/18/25	A. Willson	0.90	292.50	Review amenity acquisition items; confer with Mahoney and Francis regarding same
12/23/25	A. Willson	0.40	130.00	Review and revise tentative agenda; confer with Evans regarding same
12/30/25	A. Willson	0.70	227.50	Review meeting agenda; confer with Evans regarding same
TOTAL HOURS		12.30		

KUTAK ROCK LLP

Waterset South CDD
January 29, 2026
Client Matter No. 28623-1
Invoice No. 3690420
Page 3

TOTAL FOR SERVICES RENDERED \$3,693.50

TOTAL CURRENT AMOUNT DUE \$3,693.50

UNPAID INVOICES:

October 6, 2025 Invoice No. 3637992 1,908.00

TOTAL DUE \$5,601.50

LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

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

INVOICE # 004034

DATE 01/29/2026

DUE DATE 02/28/2026

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$11,350,000 Waterset South Community Development District Special Assessment Revenue Bonds, Series 2022 – Rebatale Arbitrage Calculation for the period ended December 12, 2025.	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0095136
Invoice Number 0696-001327820
Invoice Date January 17, 2026
Previous Balance \$1,104.00
Payments/Adjustments -\$1,104.00
Current Invoice Charges \$256.33

Autopayment \$256.33	Payment Due Date February 06, 2026
--------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/19	5555555	-\$1,104.00

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset South 6160 Rurnbuckle Dr CSA A912823140				
Apollo Beach, FL				
1 Waste Container 6 Cu Yd, 1 Lift Per Week				
Disposal:SOUTHCO - CLASS 1				
Pickup Service 02/01-02/28			\$176.00	\$176.00
Container Refresh 02/01-02/28		1.0000	\$9.00	\$9.00
Container Refresh Credit 02/01-02/28		1.0000	-\$9.00	-\$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$74.38
CURRENT INVOICE CHARGES, AutoPayment due on February 06, 2026				\$256.33

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay
* Thank You For Your Automatic Payment *

Autopayment \$256.33
Payment Due Date February 06, 2026
Account Number 3-0696-0095136
Invoice Number 0696-001327820

Address Service Requested

WATERSET SOUTH CDD
STEPHANIE DELUNA
3434 COLWELL AVE
TAMPA FL 33614-8390

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
2/2/2026	INV0000106616

Bill To:

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,782.33	\$1,782.33
Administrative Services	1.00	\$389.83	\$389.83
Dissemination Services	1.00	\$583.33	\$583.33
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Landscape Consulting Services	1.00	\$900.00	\$900.00
Management Services	1.00	\$1,949.42	\$1,949.42
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$6,144.08
		Total	\$6,144.08

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
10724-b	02/01/2026	\$4,620.00	03/03/2026	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance 23 Waterways	1	2,682.00	2,682.00
	Aquatic Maintenance	Monthly Lake Maintenance 8 Waterways: Ponds 24-31	1	1,118.00	1,118.00
	Larvicide	Midge Larviciding for Pond #32	1	360.00	360.00
	Larvicide	One-Time January: ULV Fogging done on Pond #32	1	460.00	460.00

SUBTOTAL	4,620.00
TAX	0.00
TOTAL	4,620.00
BALANCE DUE	\$4,620.00



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

Statement Date: February 04, 2026

Amount Due: **\$1,767.28**

Due Date: February 25, 2026
Account #: 211035337917

DO NOT PAY. Your account will be drafted on February 25, 2026

Account Summary

Current Service Period: December 31, 2025 - January 29, 2026	
Previous Amount Due	\$1,722.71
Payment(s) Received Since Last Statement	-\$1,722.71
Current Month's Charges	\$1,767.28
Amount Due by February 25, 2026	\$1,767.28

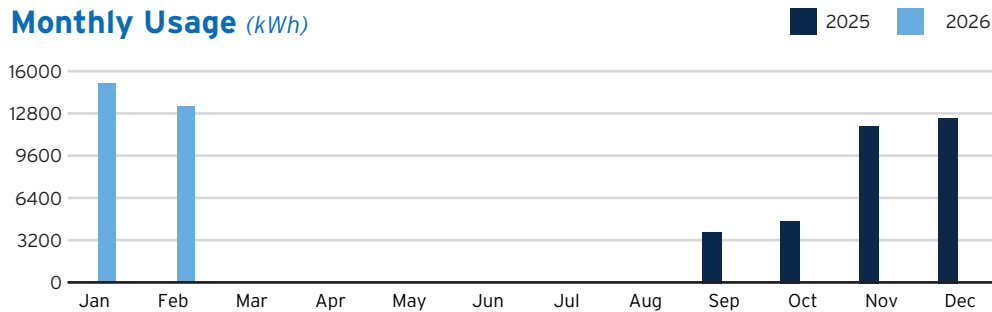
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **.22% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211035337917
Due Date: February 25, 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: **\$1,767.28**

Payment Amount: \$ _____

669902871314

Your account will be drafted on February 25, 2026

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.



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

Account #: 211035337917
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Service Period: Dec 31, 2025 - Jan 29, 2026

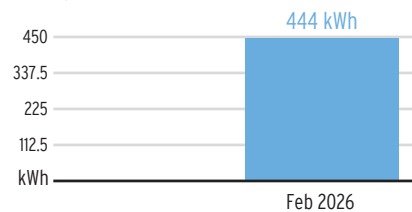
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000773395	01/29/2026	507		396		13,320 kWh	120.0000	30 Days
1000773395	01/29/2026	0.29		0		35.28 kW	120.0000	30 Days

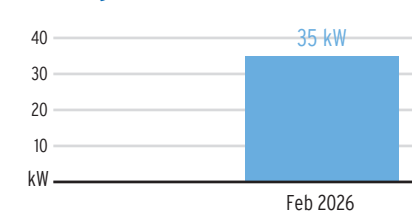
Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	35 kW @ \$19.06000/kW	\$667.10
Energy Charge	13,320 kWh @ \$0.00815/kWh	\$108.56
Fuel Charge	13,320 kWh @ \$0.03516/kWh	\$468.33
Capacity Charge	35 kW @ \$0.72000/kW	\$25.20
Storm Protection Charge	35 kW @ \$2.02000/kW	\$70.70
Energy Conservation Charge	35 kW @ \$0.79000/kW	\$27.65
Environmental Cost Recovery	13,320 kWh @ \$0.00072/kWh	\$9.59
Clean Energy Transition Mechanism	35 kW @ \$1.15000/kW	\$40.25
Storm Surcharge	13,320 kWh @ \$0.01035/kWh	\$137.86
Florida Gross Receipt Tax		\$40.74
Electric Service Cost		\$1,629.58
State Tax		\$137.70
Total Electric Cost, Local Fees and Taxes		\$1,767.28

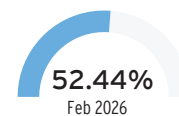
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Total Current Month's Charges \$1,767.28

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Account #: 211035337917
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



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

Statement Date: February 04, 2026

Amount Due: \$28.05

Due Date: February 25, 2026

Account #: 221009083702

DO NOT PAY. Your account will be drafted on February 25, 2026

Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$30.17
Payment(s) Received Since Last Statement	-\$30.17
Current Month's Charges	\$28.05
Amount Due by February 25, 2026	\$28.05

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

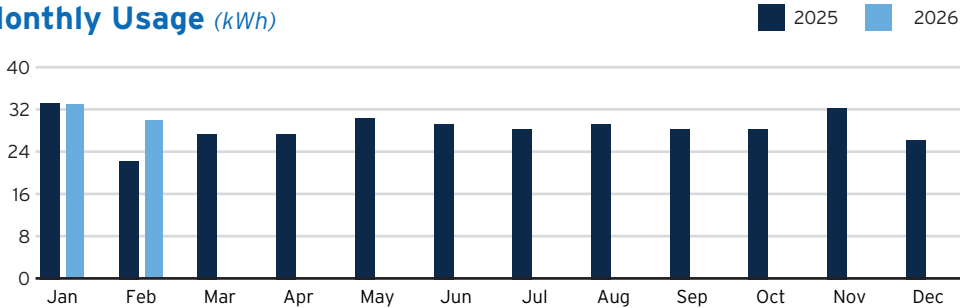
Your Energy Insight

Your average daily kWh used was **42.86% higher** than the same period last year.

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

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009083702

Due Date: February 25, 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: \$28.05

Payment Amount: \$ _____

671137433946

Your account will be drafted on February 25, 2026

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.



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

Account #: 221009083702
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Meter Location: IRRG

Service Period: Dec 31, 2025 - Jan 30, 2026

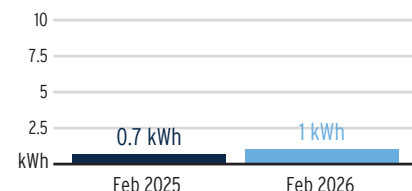
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	01/30/2026	826		796		30 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	30 kWh @ \$0.09202/kWh	\$2.76
Fuel Charge	30 kWh @ \$0.03516/kWh	\$1.05
Storm Protection Charge	30 kWh @ \$0.00568/kWh	\$0.17
Clean Energy Transition Mechanism	30 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.02121/kWh	\$0.64
Florida Gross Receipt Tax		\$0.65
Electric Service Cost		\$25.86
State Tax		\$2.19
Total Electric Cost, Local Fees and Taxes		\$28.05

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$28.05

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: February 04, 2026

Amount Due:	\$23.46
Due Date: February 25, 2026	
Account #: 221009083710	

DO NOT PAY. Your account will be drafted on February 25, 2026

Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$25.13
Payment(s) Received Since Last Statement	-\$25.13
Current Month's Charges	\$23.46
Amount Due by February 25, 2026	\$23.46

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

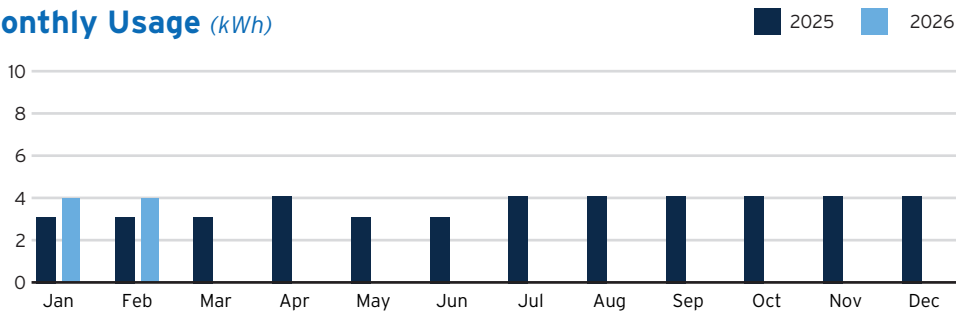
Your Energy Insight

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

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 221009083710
Due Date: February 25, 2026

Amount Due:	\$23.46
Payment Amount:	\$ _____

671137433947

Your account will be drafted on February 25, 2026

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.



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

Account #: 221009083710
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Service Period: Dec 31, 2025 - Jan 30, 2026

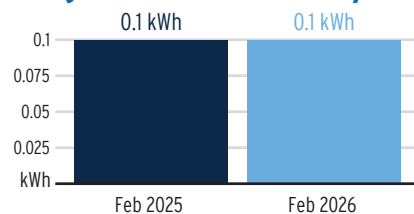
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886162	01/30/2026	113		109		4 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.63
State Tax		\$1.83
Total Electric Cost, Local Fees and Taxes		\$23.46

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$23.46

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
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- All Other Correspondences:**
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 P.O. Box 111
 Tampa, FL 33601-0111

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- Hearing Impaired/TTY:**
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- Power Outage:**
877-588-1010
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813-275-3909

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

Statement Date: February 04, 2026

Amount Due:	\$25.05
Due Date: February 25, 2026	
Account #: 221009143712	

DO NOT PAY. Your account will be drafted on February 25, 2026


Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$27.34
Payment(s) Received Since Last Statement	-\$27.34
Current Month's Charges	\$25.05
Amount Due by February 25, 2026	\$25.05

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

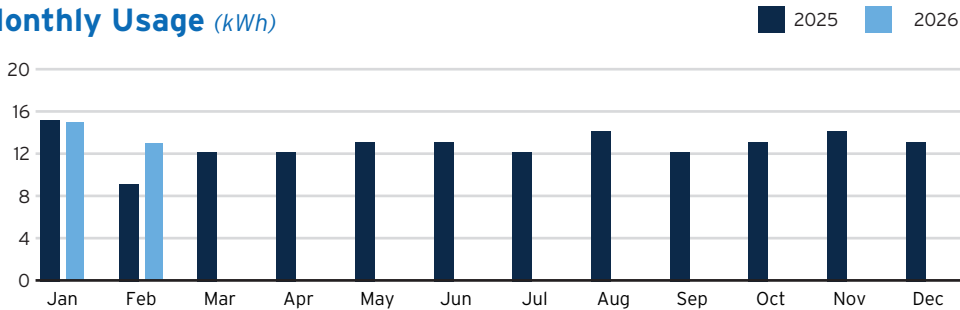
Your Energy Insight

- Your average daily kWh used was **33.33% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 221009143712
Due Date: February 25, 2026

Amount Due:	\$25.05
Payment Amount:	\$ _____

664964616443

Your account will be drafted on February 25, 2026

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.



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

Account #: 221009143712
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Dec 31, 2025 - Jan 30, 2026

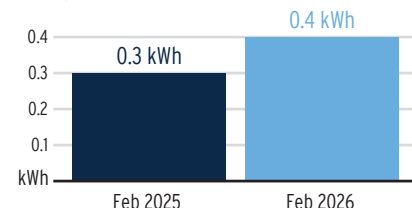
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	01/30/2026	340		327		13 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	13 kWh @ \$0.09202/kWh	\$1.20
Fuel Charge	13 kWh @ \$0.03516/kWh	\$0.46
Storm Protection Charge	13 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.10
State Tax		\$1.95
Total Electric Cost, Local Fees and Taxes		\$25.05

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$25.05

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- Energy-Saving Programs:** 813-275-3909

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

Statement Date: February 04, 2026

Amount Due:	\$23.46
Due Date: February 25, 2026	
Account #: 221009143720	

DO NOT PAY. Your account will be drafted on February 25, 2026

Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$25.59
Payment(s) Received Since Last Statement	-\$25.59
Current Month's Charges	\$23.46
Amount Due by February 25, 2026	\$23.46

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

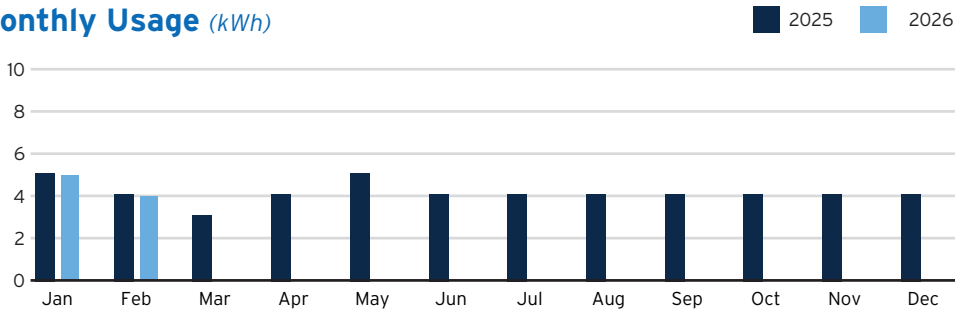
Your Energy Insight

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

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

Scan here to view your account online.

Monthly Usage (kWh)



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An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 221009143720
Due Date: February 25, 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:	\$23.46
Payment Amount:	\$ _____

664964616444

Your account will be drafted on February 25, 2026

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.



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

Account #: 221009143720
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Dec 31, 2025 - Jan 30, 2026

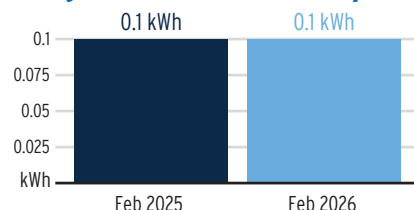
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	01/30/2026	109		105		4 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.63
State Tax		\$1.83
Total Electric Cost, Local Fees and Taxes		\$23.46

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$23.46

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

Statement Date: February 04, 2026

Amount Due: \$23.65

Due Date: February 25, 2026

Account #: 221009143738

DO NOT PAY. Your account will be drafted on February 25, 2026

Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$25.40
Payment(s) Received Since Last Statement	-\$25.40
Current Month's Charges	\$23.65
Amount Due by February 25, 2026	\$23.65

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

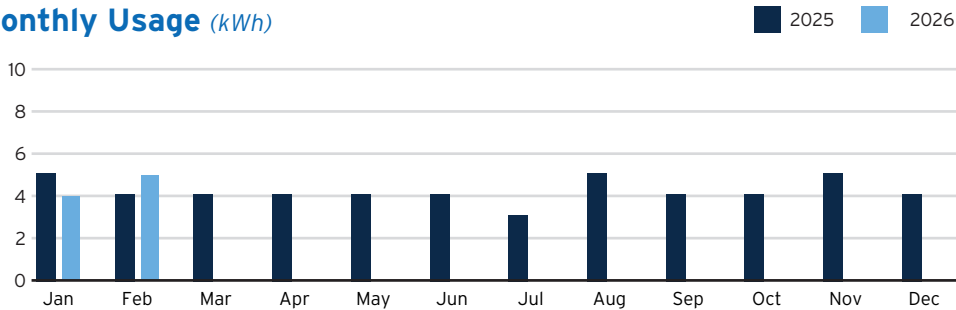
Your Energy Insight

Your average daily kWh used was **100% higher** than the same period last year.

Your average daily kWh used was **100% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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Account #: 221009143738

Due Date: February 25, 2026

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

Amount Due:	\$23.65
Payment Amount:	\$ _____

664964616445

Your account will be drafted on February 25, 2026

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

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

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 Please write your account number on the memo line of your check.



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

Account #: 221009143738
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Dec 31, 2025 - Jan 30, 2026

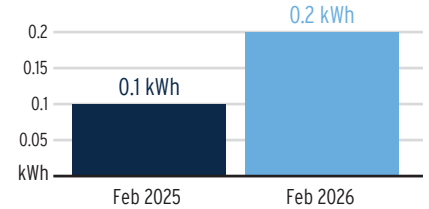
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	01/30/2026	115		110		5 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.55
Electric Service Cost		\$21.81
State Tax		\$1.84
Total Electric Cost, Local Fees and Taxes		\$23.65

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$23.65

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7-1-1

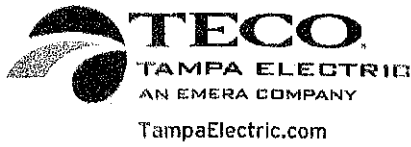
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WATERSET SOUTH CDD
 C/O WOLF CREEK PH A, D1
 6160 TURNBUCKLE DR
 APOLLO BEACH, FL 33572

Statement Date: January 21, 2026

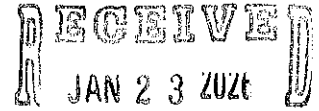
Amount Due: \$616.78
Due Date: February 11, 2026
Account #: 221009517212

DO NOT PAY - Your account will be drafted on February 11, 2026

Account Summary

Current Service Period: December 13, 2025 - January 14, 2026	
Previous Amount Due	\$607.34
Payment(s) Received Since Last Statement	-\$607.34
Current Month's Charges	\$616.78
Amount Due by February 11, 2026	\$616.78

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



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

Account #: 221009517212
Due Date: February 11, 2026

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

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

Amount Due: \$616.78
Payment Amount: \$ _____

681013964247

Your account will be drafted on February 11, 2026

00006879 FTECO161212622583810 00000 02 00000000 13648 002

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

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

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

00006879-0014996-Page 1 of 4





Service For:
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

Account #: 221009517212
Statement Date: January 21, 2026
Charges Due: February 11, 2026

Service Period: Dec 13, 2025 - Jan 14, 2026

Rate Schedule: Lighting Service

Charge Details

	Electric Charges	
	Lighting Service Items LS-1 (Bright Choices) for 33 days	
Lighting Energy Charge	289 kWh @ \$0.03411/kWh	\$9.86
Fixture & Maintenance Charge	11 Fixtures	\$227.71
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	289 kWh @ \$0.03452/kWh	\$9.98
Storm Protection Charge	289 kWh @ \$0.00574/kWh	\$1.66
Clean Energy Transition Mechanism	289 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	289 kWh @ \$0.01230/kWh	\$3.55
Florida Gross Receipt Tax		\$0.65
State Tax		\$42.62
	Lighting Charges	\$607.67

	Other Fees and Charges	
Lighting Late Payment Fee		\$9.11
Total Other Fees and Charges		\$9.11

Total Current Month's Charges \$616.78

0006879-0014936-Page 2 of 4

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

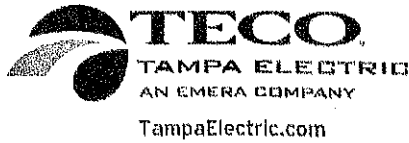
Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: January 21, 2026

Amount Due: \$32.22
Due Date: February 11, 2026
Account #: 221009547813

DO NOT PAY! Your account will be drafted on February 11, 2026.

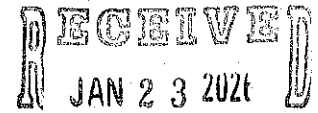
Account Summary

Current Service Period: December 13, 2025 - January 14, 2026	
Previous Amount Due	\$23.72
Payment(s) Received Since Last Statement	-\$23.72
Current Month's Charges	\$32.22
Amount Due by February 11, 2026	\$32.22

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 it was in your previous period.



Scan here to view your account online.

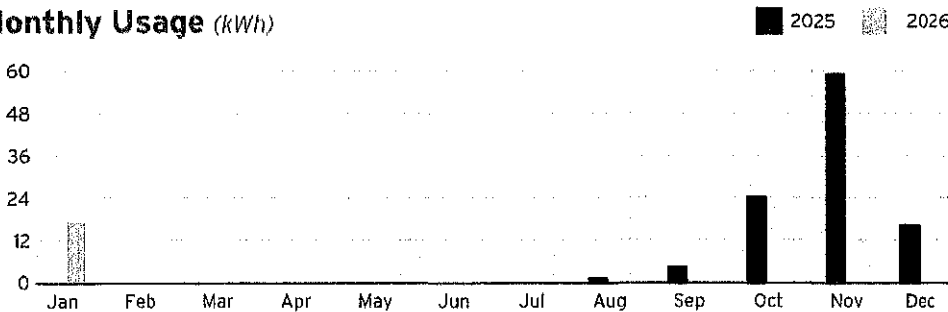
2026
 New Year, New Ways to Simplify

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.

00006879-0014997-Page 3 of 4

Monthly Usage (kWh)



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

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



Account #: 221009547813
Due Date: February 11, 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: \$32.22
Payment Amount: \$ _____

681013964248

Your account will be drafted on February 11, 2026

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.





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

Account #: 221009547813
Statement Date: January 21, 2026
Charges Due: February 11, 2026

Meter Read

Meter Location: MAINT

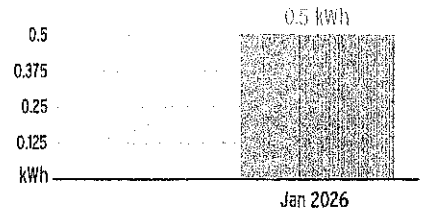
Service Period: Dec 13, 2025 - Jan 14, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967360	01/14/2026	121	104		17 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	17 kWh @ \$0.09202/kWh	\$1.56
Fuel Charge	17 kWh @ \$0.03516/kWh	\$0.60
Storm Protection Charge	17 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.10
State Tax		\$2.12
Total Electric Cost, Local Fees and Taxes		\$27.22

Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges **\$32.22**

00006879-0014987-Page 4 of 4

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

Ways To Pay Your Bill

- Bank Draft**
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Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: February 04, 2026

Amount Due: \$24.52

Due Date: February 25, 2026

Account #: 221009609878

DO NOT PAY. Your account will be drafted on February 25, 2026

Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$579.71
Payment(s) Received Since Last Statement	-\$579.71
Current Month's Charges	\$24.52
Amount Due by February 25, 2026	\$24.52

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

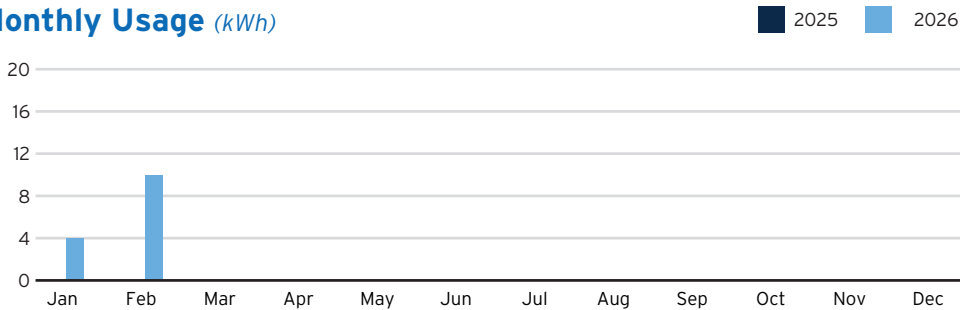


Your average daily kWh used was **0% higher** than it was in your previous period.

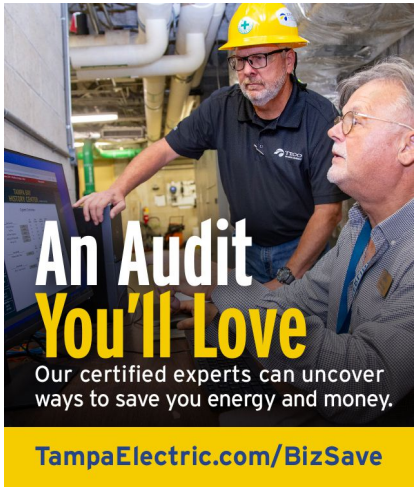


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009609878

Due Date: February 25, 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: \$24.52

Payment Amount: \$ _____

618051270057

Your account will be drafted on February 25, 2026

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.



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

Account #: 221009609878
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Service Period: Dec 31, 2025 - Jan 30, 2026

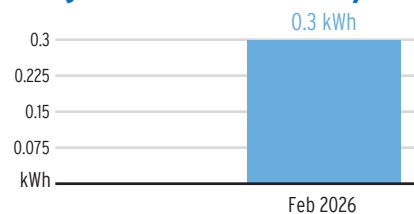
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086061	01/30/2026	14		4		10 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	10 kWh @ \$0.09202/kWh	\$0.92
Fuel Charge	10 kWh @ \$0.03516/kWh	\$0.35
Storm Protection Charge	10 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.61
State Tax		\$1.91
Total Electric Cost, Local Fees and Taxes		\$24.52

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$24.52

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

Ways To Pay Your Bill

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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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



WATERSET SOUTH CDD
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

Statement Date: February 04, 2026

Amount Due: \$8,718.28

Due Date: February 25, 2026

Account #: 221009546666

DO NOT PAY. Your account will be drafted on February 25, 2026

Account Summary

Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$2,631.22
Payment(s) Received Since Last Statement	-\$2,631.22
Current Month's Charges	\$8,718.28
Amount Due by February 25, 2026	\$8,718.28

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



Your average daily THMS used was **156.92% higher** than it was in your previous period.



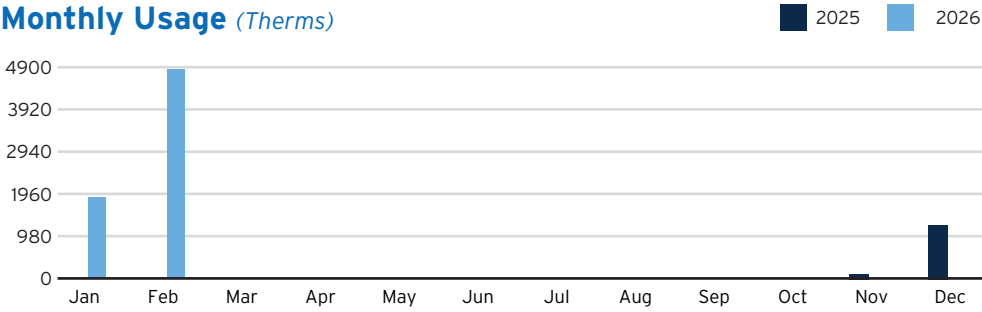
Scan here to view your account online.

Get rebates on natural gas equipment

- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates

Monthly Usage (Therms)



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



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

Account #: 221009546666

Due Date: February 25, 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: \$8,718.28

Payment Amount: \$ _____

627927781338

Your account will be drafted on February 25, 2026

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.



Service For:
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

Account #: 221009546666
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Service Period: Jan 01, 2026 - Jan 30, 2026

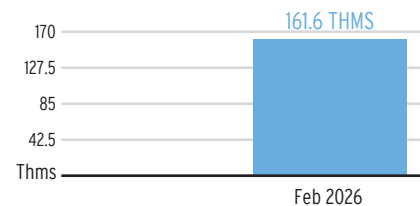
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ADX15885	01/30/2026	6,872	2,706	4,166 CCF	1.042	1.1168	4,848.0 Therms	30 Days

Charge Details

Natural Gas Charges			
Customer Charge			\$81.00
Distribution Charge	4,848.0 THMS @ \$0.47618		\$2,308.52
PGA	4,848.0 THMS @ \$1.16057		\$5,626.44
Florida Gross Receipts Tax			\$138.08
Natural Gas Service Cost			\$8,154.04
State Tax			\$564.24
Total Natural Gas Cost, Local Fees and Taxes			\$8,718.28

Avg THMS Used Per Day



Total Current Month's Charges **\$8,718.28**

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at PeoplesGas.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Phone:

Commercial Customer Care:

866-832-6249

Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00222H

Date 01/23/2026

Attn:
Waterset South CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00222H Notice of Regular Meeting RE: Waterset South CDD Board of Supervisors Meeting on 2/12/26 at 10:00 AM Published: 1/23/2026	\$50.31
--	---------

Important Message

Please include our Serial # on your check Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$50.31

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**NOTICE OF REGULAR
MEETING OF THE BOARD OF
SUPERVISORS
WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on February 12, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Stephanie DeLuna, District Manager
January 23, 2026 26-00222H

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Serial Number
26-00222H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Regular Meeting

in the matter of Waterset South CDD Board of Supervisors Meeting on 2/12/26 at 10:00 AM

in the Court, was published in said newspaper by print in the issues of 1/23/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

23rd day of January, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

RECEIVED
JAN 23 2026
BY:

**NOTICE OF REGULAR
MEETING OF THE BOARD OF
SUPERVISORS
WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

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Stephanie DeLuna, District Manager
January 23, 2026 26-00222H

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00245H

Date 01/23/2026

Attn:
Waterset South CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00245H Notice of Public Hearing and Regular Meeting RE: Waterset South CDD Board of Supervisors Meetings on 2/12/26 at 10:00 AM to Consider Imposition of Special Assessments and Adoption Roll Published: 1/23/2026, 1/30/2026	\$1,448.12
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$1,448.12

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Serial Number
26-00245H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

FEB - 2 2026

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Regular Meeting


in the matter of Waterset South CDD Board of Supervisors Meetings on 2/12/26 at 10:00 AM to Consider Imposition of Special Assessments and Adoption Roll

in the Court, was published in said newspaper by print in the

issues of 1/23/2026, 1/30/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

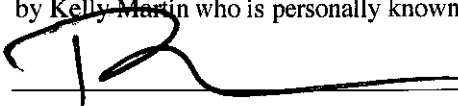
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

30th day of January, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

page 1 of 2

**CONSIDER IMPOSITION OF
TANT TO SECTION 170.07,
TES, BY THE
Y DEVELOPMENT DISTRICT**

**CONSIDER ADOPTION OF
TO SECTION 197.3632(4)(b),
TES, BY THE
Y DEVELOPMENT DISTRICT**

**OF THE WATERSSET SOUTH
PMENT DISTRICT**

The Waterset South Community Development hearings on February 12, 2026, at Road, Suite 2745, Riverview, Florida assessment roll, the imposition of special benefited lands within the District, a de-to provide for the levy, collection and areas to be improved are depicted below port Supplement to Master Capital Im- (the "CIP"). The public hearing is being nd 197, Florida Statutes. A description of to be assessed to each piece or parcel of the District Manager located at Rizzetta ite 200, Tampa, Florida 33614, Ph: (813)

., the Board will hold a regular pub- the special assessments and any other y the District. The meeting and hearings ed in accordance with the provisions of to be continued to a date, time, and place s.

of the Board with respect to any matter ch person will need a record of the pro- a verbatim record of the proceedings, d evidence upon which such appeal is to

ions at the meeting or hearings because of l contact the District Office at (813) 933- g. If you are hearing or speech impaired, at 1-800-955-8770 for aid in contacting

local government responsible for provide- ds within the District. The infrastructure urrently expected to include, but are not eclaimed water, wastewater, stormwater aterset Boulevard buffer public landscap- g/irrigation, and other improvements, all on file and available during normal busi- e.

ts on benefited lands within the District in d Amendment to Master Special Asses- 2026, (the "Assessment Report"), which is es hours daily at the District Manager's Office. x parcel identification number within the ch land use category that is currently ex- cating assessments for the Improvements e determined on an equal assessment per- d or otherwise subdivided into assessable ts is based on the Equivalent Assessment and use type is explained in more detail ent Report allocates the District's total e property included in the development a, as described in the Assessment Report. detail in the Assessment Report. Also as nt Report, the District's assessments will ent Area. Please consult the Assessment

against each parcel will be based on repay- bt allocated to each parcel. The District ire no more than \$170,835,000 in debt to es and costs of collection or enforcement, The proposed schedule of assessments is

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the Hillsborough County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
Exhibit A: Resolution 2025-05 - Combined Resolution Declaring Master Assessments & Setting Public Hearing (2026 Boundary Amendment)
Exhibit B: District Map

RESOLUTION 2026-05

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

[2026 BOUNDARY AMENDMENT]

WHEREAS, approximately 69.411 acres of land (the "New Lands") are anticipated to be added within the boundaries of the Waterset South Community Development District (the "District") pursuant to Ordinance anticipated to be adopted by the Hillsborough County Board of County Commissioners on January 12, 2026; and

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

WHEREAS, the Board of Supervisors (the "Board") of the District has previously determined through Resolutions 2022-27, 2022-28 and 2022-30 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's District Engineer's Report, Supplement to Master Capital Improvement Plan, dated December 12, 2025, attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

WHEREAS, the District hereby determines that benefits will accrue to the New Lands, the amount of those benefits, and that special assessments will be made against the New Lands in proportion to the benefits received as set forth in the Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Records Office"); and

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

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

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied against the New Lands to defray a portion of the cost of the Improvements.
3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

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

5. The Assessments against the lands within the District, inclusive of the New Lands, will defray approximately \$170,835,000.00 which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

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

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

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

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

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

11. There is hereby declared a public hearing to be held at 10:00 a.m. on February 12, 2026, at 2700 South Falkenburg Road, Suite 2745 Riverview, Florida 33578, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571.

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

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Hillsborough County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of January, 2026.

ATTEST: **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**
/s/ Stephanie DeLuna
Secretary / Assistant Secretary Deneen Kelenke, Board of Supervisors

Exhibit A: District Engineer's Report, Supplement to Master Capital Improvement Plan, dated December 12, 2025
Exhibit B: Second Amendment to Master Special Assessment Allocation Report dated January 8, 2026

TRACT	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT.	PER UNIT INSTLMT.
74	\$34,835	\$374,600	\$2,836
78	\$41,802	\$245,193	\$3,405
705	\$59,430	\$336,398	\$4,432
474	\$89,671	\$2,241,825	\$5,676
377	\$87,088	\$3,476,402	\$7,095
895	\$104,506	\$2,178,491	\$8,514
294	\$121,924	\$1,271,370	\$9,633
05	\$59,430	\$484,148	\$4,861
068	\$82,542	\$1,781,240	\$6,724
367	\$90,050	\$1,805,761	\$8,069
099		\$13,947,135	



NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632 (4) (b), FLORIDA STATUTES, BY THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Waterset South Community Development District (the "District") will hold public hearings on February 12, 2026, at 10:00 a.m., at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, to consider the adoption of an assessment roll; the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's District Engineer's Report Supplement to Master Capital Improvement Plan, dated December 12, 2025 (the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614; Ph: (813) 933-5571 (the "District Manager's Office").

Also, on February 12, 2026, at 10:00 a.m., the Board will hold a regular public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements, (the "Improvements") are currently expected to include, but are not limited to, residential roadways, water, reclaimed water, wastewater, stormwater management, drainage and earthwork, Waterset Boulevard buffer public landscaping/irrigation, internal public landscaping/irrigation, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026, (the "Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Assessment Unit (the "EAU"). The EAU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the Assessment Area, as described in the Assessment Report. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against lands within the Assessment Area. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$170,835,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

PRODUCT	UNITS	EAU	PRODUCT TOTAL		PRODUCT ANNUAL	
			PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	INSTMT. ⁽³⁾	PER UNIT INSTMT.
CONVENTIONAL						
Townhome 20	12	0.40	\$1,598,279	\$34,835	\$574,660	\$2,038
Townhome 24	72	0.48	\$3,009,778	\$41,802	\$245,495	\$3,405
Parcel Detached 31-35	78	0.83	\$4,136,705	\$54,430	\$336,995	\$4,434
Single Family 40	353	0.80	\$27,319,974	\$68,871	\$2,241,025	\$5,678
Single Family 50	490	1.00	\$42,873,377	\$87,089	\$3,476,402	\$7,089
Single Family 60	296	1.20	\$26,753,685	\$104,906	\$2,178,491	\$8,514
Single Family 70	128	1.40	\$15,806,364	\$121,924	\$1,271,370	\$9,931
AGE QUALIFIED						
Duplex/Raised Villa	100	0.72	\$5,943,005	\$59,430	\$486,148	\$4,861
Single Family 50	253	1.00	\$20,983,080	\$82,542	\$1,701,246	\$6,724
Single Family 60	189	1.20	\$19,719,997	\$99,050	\$1,608,761	\$8,059
TOTAL	2,101		\$170,835,000		\$13,917,135	

(1) Represents maximum assessments based on estimation of the aggregated CIP costs. Actual revenues are reported to be lower.
 (2) Product total shown for illustrative purposes only and will not meet per parcel type.
 (3) Includes applicable miscellaneous County Collections and optional discounts, where they exist.

property owners have the right to appear at the public hearings and to the right to file written objections with the District within twenty (20) days of the publication of this notice.

**WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
 Exhibit A: Resolution 2025-05 - Combined Resolution Declaring Master Assessments & Setting Public Hearing (2026 Boundary Amendment)
 Exhibit B: District Map**

RESOLUTION 2026-05

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

[2026 BOUNDARY AMENDMENT]

WHEREAS, approximately 69.411 acres of land (the "New Lands") are anticipated to be added within the boundaries of the Waterset South Community Development District (the "District") pursuant to Ordinance anticipated to be adopted by the Hillsborough County Board of County Commissioners on January 12, 2026; and

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

WHEREAS, the Board of Supervisors (the "Board") of the District has previously determined through Resolutions 2022-27, 2022-28 and 2023-30 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's District Engineer's Report, Supplement to Master Capital Improvement Plan, dated December 12, 2025, attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

WHEREAS, the District hereby determines that benefits will accrue to the New Lands, the amount of those benefits, and that special assessments will be made against the New Lands in proportion to the benefits received as set forth in the Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Records Office"); and

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

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

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied against the New Lands to defray a portion of the cost of the Improvements.
3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

New Lands will defray approximately a portion of the Estimated Costs, plus finance a debt service reserve

6. The manner in which the Assessments against the New Lands shall be levied shall be in accordance with the provisions for supplemental assessments.

7. The Assessments shall be levied on all lots and lands adjoining and contiguous to the Improvements or specially benefited assessment plat hereinafter provided for.

8. There is on file, at the District's District Engineer's Office, a map depicting the area to be assessed, with certain improvements and the estimated cost of the Improvements to be assessed to the inspection by the public.

9. Commencing with the year 2026, confirmed against the New Lands, the Assessments shall be levied in the same manner as are ad-valorem taxes under Chapter 197, Florida Statutes, provided, however, that the assessment method of collecting the Assessments may be determined by the District in any year, or if determined by the District may be collected as is otherwise permitted.

10. The District Manager has caused to be prepared and on file, a map, inclusive of the New Lands, in accordance with Exhibit B hereto, which shows the location of the assessment against the New Lands, and the assessment against the New Lands of annual installments into which the assessment roll is hereby adopted and approved as follows:

11. There is hereby declared a public hearing on the Resolution, to be held on February 12, 2026, at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, for the purpose of hearing comments on the assessment program for District improvements, a copy of which is on file at the District Manager's Office, and to receive or submit their comments in writing prior to the public hearing. Comments should be submitted to the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

12. Notice of said hearing shall be published in the Hillsborough County Official Gazette, and directed to place said notice in the Hillsborough County Official Gazette at least twenty (20) days prior to the date of the hearing. The District Manager shall file a publisher's affidavit with the Hillsborough County Clerk of Circuit Court to give thirty (30) days written notice to the owners of all property to be assessed of the assessment for each such property. The District Manager shall also provide notice that information concerning the assessment is available for public inspection at the District Records Office. The District Manager shall file an affidavit with the District Secretary.

13. The District Manager is hereby authorized to publish this Resolution in the Hillsborough County Official Gazette at least twenty (20) days before and one week prior to the date of the hearing, as required by law or desired in the best interests of the District.

14. This Resolution shall become effective on the 8th day of February, 2026.

PASSED AND ADOPTED this 8th day of February, 2026.

ATTEST: *WA DE*

/s/ Stephanie DeLuna
 Secretary / Assistant Secretary

Exhibit A: District Engineer's Report, Supplement to Master Capital Improvement Plan, dated December 12, 2025; and
Exhibit B: Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00279H

Date 01/30/2026

Attn:
Waterset South CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-00279H Notice of Special Meeting RE: Waterset South CDD Board of Supervisors Meeting on 2/25/26 at 9:00 AM Published: 1/30/2026	\$61.25

Important Message	Paid
Please include our Serial # on your check Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	()
	Total \$61.25

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**NOTICE OF SPECIAL
MEETING OF THE BOARD OF
SUPERVISORS OF THE
WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Waterset South Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on February 25, 2026, at 9:00a. m. at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna, District Manager
**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**
January 30, 2026 26-00279H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

FEB - 2 2026

8052243



000001787 02 SP 106481710456181 P

Waterset South Community Development Dis
C/O Rizzetta
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8052243
Account Number: 255046000
Invoice Date: 01/23/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Waterset South Community Development District
C/O Rizzetta
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2022 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**WATERSET SOUTH COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2022 REVENUE FUND**

Invoice Number:	8052243
Account Number:	255046000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8052243
 Invoice Date: 01/23/2026
 Account Number: 255046000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**WATERSET SOUTH COMMUNITY DEVELOPMENT
 DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
 SERIES 2022 REVENUE FUND**

Accounts Included 255046000 255046001 255046002 255046003 255046004 255046005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026				\$3,950.00
Incidental Expenses 01/01/2026 to 12/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 183242

Date	PO#
12/08/25	
Due Date	Terms
1/22/26	Net 45

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

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

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

Job #170578 - Waterset South CDD - Replaced Damaged Tree & Turf 12/3/2025

Replaced Japanese Blueberry Tree & Repaired Sod Damaged By Vehicle.

HOA Reported This on 6/2/2025.

Price Is For 45 Gallon Tree & 1/2 Pallet of Floratam Sod.

Property Improvements				\$1,460.80
1/2 Pallet Sod	1.00 Pallet	\$240.00	\$240.00	
Demo / Debris Removal / Site Prep 6 hours	1.00 Hrs	\$570.80	\$570.80	
Japanese Blueberry 45g	1.00 45 gal	\$650.00	\$650.00	

Thank you for your business.

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

Subtotal	\$1,460.80
Sales Tax	\$0.00
Total	\$1,460.80
Credits/Payments	(\$0.00)
Balance Due	\$1,460.80



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 183244

Date	PO#
12/08/25	
Due Date	Terms
1/22/26	Net 45

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

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

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

Job #173703 - Waterset South CDD - Replaced Shumard Oak 12/3/2025

Replaced Shumard Oak Around Corner from Trail Between 30th St and CGD in Buffer.

2" Caliper, 12-14' H x 4-5' Spread., Re-Staked Tree

Property Improvements				\$1,028.64
Demo / Debris Removal / Site Prep	4.00 Hrs	\$69.66	\$278.64	
Oak Shumard 45g Tree	1.00 45 gal	\$750.00	\$750.00	

Thank you for your business.

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

Subtotal	\$1,028.64
Sales Tax	\$0.00
Total	\$1,028.64
Credits/Payments	(\$0.00)
Balance Due	\$1,028.64



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 186630

Date	PO#
01/06/26	
Due Date	Terms
2/20/26	Net 45

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

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

Item	Amount
Job #202937 - Review Waterset South CDD All In Landscape Maintenance January 2026	\$32,839.75

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

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

Thank you for your business.

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

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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 189304

Date	PO#
02/01/26	
Due Date	Terms
3/18/26	Net 45

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

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

Item	Amount
Job #202937 - Waterset South CDD All In Landscape Maintenance February 2026	\$32,839.75

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

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

Thank you for your business.

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

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

Wahoo Pools Group, Inc

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

Invoice #: 20251765
Invoice Date: 1/15/2026
Due Date: 2/1/2026

Bill To: Waterset South CDD
Waterset South CDD6160 Turnbuckle Dr,
Apollo Beach, FL 33572

LOCATION: 6160 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 #: 20251966
Invoice Date: 2/16/2026
Due Date: 3/1/2026

Bill To: Waterset South CDD
Waterset South CDD6160 Turnbuckle Dr,
Apollo Beach, FL 33572

LOCATION: 6160 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

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersetsouthcdd.org

Check Request

Amount: \$2,506.17

Date: 02/05/2026

Payable To: Waterset Central CDD

Address: 3434 Colwell Ave., Suite 200 Tampa, FL 33614

Reason: Reimburse Waterset Central for South purchases
made with Central debit card.

Requestor: Karla Pena (Staff Accountant)

Directions for Check: See coding below

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Maintenance & Repairs	Janitorial Supplies	Office Supplies
				001-57200- 4619	001-57200- 4647	001-57200- 4707	001-57200- 5101
Date	Vendor Name	Description	Amount				
12/22/25	The Home Depot	Key Schlage, Doorstop, Combination Lock - WSS Purchase	(257.11)		(257.11)		
12/26/25	Amazon	Drawer Storage Cabinet - WSS Purchase	(139.97)				(139.97)
12/29/25	Amazon	Plastic Sign Holders, Scissors, Copy Printer Paper - WSS Purchase	(434.33)				(434.33)
12/29/25	Amazon	Business Card Holder, Staples, Sticky Notes - WSS Purchase	(33.98)				(33.98)
12/29/25	Amazon	Wooden Bookshelf - WSS Purchase	(126.64)				(126.64)
01/05/26	Amazon	Grade Dog Waste Station Refill Roll Bags - WSS Purchase	(281.66)	(281.66)			
01/05/26	Amazon	Pens, Folders, Note Pad - WSS Purchase	(90.85)				(90.85)
01/06/26	Amazon	Disinfectant Concentrate, Mop Bucket Combo - WSS Purchase	(103.97)	(103.97)			
01/06/26	Amazon	Nitrile Gloves, Trash Bags - WSS Purchase	(153.76)	(153.76)			
01/06/26	Amazon	Zip Ties, Mouse Pad, Laminator - WSS Purchase	(115.33)				(115.33)
01/06/26	Amazon	Vinegar Glass Cleaner, Cleaner Refill - WSS Purchase	(66.52)			(66.52)	
01/06/26	Amazon	Dog Refill Bags, Dustpan Set - WSS Purchase	(371.39)	(371.39)			
01/06/26	Amazon	Wet Wipes, Cleaner Spray, Microfiber Towels - WSS Purchase	(283.06)	(283.06)			
01/16/26	Amazon	Power Adapter, Binder Clips - WSS Purchase	(47.60)				(47.60)
	TOTAL	001-10101-184	(2,506.17)	(1,193.84)	(257.11)	(66.52)	(988.70)

SOUTH



How doers
get more done.

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00003 97273 12/19/25 12:14 PM
SALE CASHIER LEO.JAZON

736511500684 68SCHLAGEKEY <A> BRASS 68 KEY SCHLAGE 11@4.97	54.67N
736511500677 67WEISERKEY <A> BRASS 67 KEY WEISER 20@4.97	99.40N
736511500950 95KEYSCHLAGE <A> BRASS 95 KEY SCHLAGE 5@4.97	24.85N
074523224045 DOORSTOP <A> HEAVY DUTY DOORSTOP WALNUT 2 PACK 3@4.93	14.79N
071649214493 1-9/16IN (40 <A> ML 1-9/16" 4-DIAL RESET COMBO LOCK 5@12.68	63.40N

	SUBTOTAL	257.11
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$257.11
XXXXXXXXXXXX4993 VISA		USD\$ 257.11
AUTH CODE 088625/8034491		TA
Chip Read		
AID A0000000980840		US DEBIT

P.O.#/JOB NAME: 0
6951 12/19/25 12:14 PM



6951 03 97273 12/19/2025 1592

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/19/2026

Order Summary

Order placed December 23, 2025 Order # 113-7350266-5805015

Ship to	Payment method	Order Summary												
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993 View related transactions	<table> <tr><td>Item(s) Subtotal:</td><td>\$129.98</td></tr> <tr><td>Shipping & Handling:</td><td>\$19.99</td></tr> <tr><td>Your Coupon Savings:</td><td>-\$10.00</td></tr> <tr><td>Total before tax:</td><td>\$139.97</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr> <tr><td>Grand Total:</td><td>\$139.97</td></tr> </table>	Item(s) Subtotal:	\$129.98	Shipping & Handling:	\$19.99	Your Coupon Savings:	-\$10.00	Total before tax:	\$139.97	Estimated tax to be collected:	\$0.00	Grand Total:	\$139.97
Item(s) Subtotal:	\$129.98													
Shipping & Handling:	\$19.99													
Your Coupon Savings:	-\$10.00													
Total before tax:	\$139.97													
Estimated tax to be collected:	\$0.00													
Grand Total:	\$139.97													

Arriving December 30 - January 2



MIIIKO 5 Drawer Storage Cabinet with Door and Shelf, Mobile Lateral Cabinet on Wheels, Office Small Organizer Printer Stand, White File Cabinets

Sold by: BMS-US

Supplied by: Other

\$129.98

Order Summary

Order placed December 23, 2025 Order # 113-6025038-6544241

Ship to	Payment method	Order Summary
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993 View related transactions	Item(s) Subtotal: \$468.31 Shipping & Handling: \$0.00 Total before tax: \$468.31 Estimated tax to be collected: \$0.00 Grand Total: \$468.31

Arriving Monday



Amazon Basics 50 sheet Wide Ruled Lined Writing Note Pad, 8.5" x 11.75", 12-Pack, 600 Perforated Sheets, Canary

Sold by: Amazon.com

Supplied by: Other

\$13.25



Amazon Basics Desktop Stapler with 1000 Staples, Office Stapler, Lightweight, Easy to Use, 25 Sheet Capacity, Non-Slip, Black, 3 Pack

Sold by: Amazon.com

Supplied by: Other

\$9.03



Amazon Basics Sticky Notes, 4x6 Inches, Assorted Colors Self-Stick Pads, Easy to Post for Home, Office, Notebook, 100 sheets/Pad, Pack of 5

Sold by: Amazon.com

Supplied by: Other

\$7.49



Reli. 6-10 Gallon Trash Bags | 1000 Bags | Clear | Bathroom | Strong | Garbage

Sold by: Reli.

Supplied by: Other

\$39.69

Arriving December 30



Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 8 Reams (4,000 Sheets), 92 Bright, White

Sold by: Amazon.com

Supplied by: Other

\$44.80

Arriving Saturday



Marbrasse 6 Tier Paper Organizer Letter Tray - Mesh Desk File Organizer with Handle, Paper Sorter Organizer for Letter/A4 Office File Folder Holder - Black

Sold by: Marbrasse

Supplied by: Other

\$20.99



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage Bags - Made in USA

Sold by: Shop-Square

Supplied by: Other

\$39.99



xydstay Acrylic Brochure Holder 8.5x11 Inches Slant Back Design, Clear Display Stand, Plastic Table Stand Sign Holder, Pamphlet Holder Flyer Holder, Acrylic Display Stand, for Office, Home, Store, 2 Pack

Sold by: xyd-direct

Supplied by: Other

\$19.99



Black Plastic Clipboards (Set of 6) Multipack - 12.5x9 Inch Clipboard Holds 100 Sheets, Low Profile | Colored Acrylic Clip Boards in Bulk for Kids & Professionals

Sold by: maxfind

Supplied by: Other

\$28.88



NIUBEE 10 Pack Acrylic Sign Holder 8.5 x 11 inches Clear Wall Mount Frame Bonus , Wall Mount Plastic Sign Holder Perfect for Home, Office, Store, Restaurant- Vertical

Sold by: Niu Bee

Supplied by: Other

\$46.99



Seville Classics 2-Pack Steel Mesh Round Trashcan Wastebasket for Trash or Recycle in The Home, Office, or Garage, Black, 6 Gallon

Sold by: Amazon.com

Supplied by: Other

\$26.99



Marbrasse Desk Organizer with File Holder, 5-Tier Paper Letter Tray Organizer with Drawer and 2 Pen Holder, Mesh Desktop Organizer and Storage with Magazine Holder for Office Supplies(Black)

Sold by: Marbrasse

Supplied by: Other

\$34.49

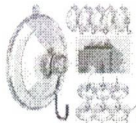


MaxGear Acrylic Business Card Holder for Desk Multiple Business Card Holders, Premium Cards Stand for Workspace, Clear Plastic Display Holder with 4 Tier for Office, 8 Pocket, 400 Cards Capacity

Sold by: MaxGear.LLC

Supplied by: Other

\$8.99



Hangerspace Suction Cup Hooks, 1.77 Inches Clear PVC Suction Cups with Metal Hooks Removable Small Suction Cups for Shower Bathroom Kitchen Wall Window Glass Door 12 Pack

Sold by: Jadjksarh Official

Supplied by: Other

\$6.99



Scissors, Hnncugty 8" Scissors All Purpose Bulk Set of 6-Pack, Sharp Shears for Office Home Craft Sewing Fabric, High/Middle School Supplies Student Teacher Supplies, Comfort Grip Right/Left Handed

Sold by: Lnnty

Supplied by: Other

\$9.99



Officemate Standard Staples, 10 Boxes of 5,000 (50,000 Total), 1/4" Full-Strip General Purpose Staples, Fits Standard Desktop and Office Staplers, 20-Sheet Capacity

Sold by: Amazon.com

Supplied by: Other

\$20.32



Ezzgol Permanent Markers Bulk, 72 Pack Black Permanent Marker Set, Fine Tip, Waterproof Markers, Premium Smear Proof Pens, Waterproof, Quick Drying, Office Supplies for School, Office, Home

Sold by: Ezzgol Dirct

Supplied by: Other

\$18.59



Ludery 8.5x11 Inches Acrylic Sign Slant Back Holder, Plastic Display Stand, Brochure Holder, Table Top Sign Holder For Office, Home, Store, Restaurant... (6pack)

Sold by: ludery

Supplied by: Other

\$20.89



(18 Pads) Sticky Notes 3x3 inch, Self-Stick Pads Bright Colors Sticky Note, Recyclable, Easy to Post for Home, Office, Notebook

Sold by: YEECOK

Supplied by: Other

\$8.99

Arriving January 2



2

Comix Mesh Pen Pencil Holder Desk Organizer, 7 Compartment Wire Desktop Pen
Pencil Cup Caddy Office Supplies for Home Office School, Black

Sold by: Comix Group

Supplied by: Other

\$16.99

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Order Summary

Order placed December 23, 2025 Order # 113-0291048-0096227

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993 View related transactions	Item(s) Subtotal:	\$126.64
		Shipping & Handling:	\$0.00
		Total before tax:	\$126.64
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$126.64

Arriving Monday



GarveeHome 71 in Tall Bookcase, Wooden Bookshelf with 5 Tiers, Modern Book Shelf in White, Floor Standing Display Shelves for Bedroom, Living Room and Office for Home

Sold by: Amazon.com

Supplied by: Other

\$126.64

Order Summary

Order placed January 5, 2026 Order # 112-8819138-6941047

These supplies are for Smith to reimburse

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$282.97
Shipping & Handling:	\$0.00
10% off on any 4:	-\$1.31
Total before tax:	\$281.66
Estimated tax to be collected:	\$0.00
Grand Total:	\$281.66

Arriving Wednesday



6

Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Supplied by: Other

\$43.49

Arriving Thursday



Amazon Basics Clasp Kraft Envelopes, Gummed Mailing Envelope, 9 x 12 inch, 100-Pack

Sold by: Amazon.com

Supplied by: Other

\$13.05

Arriving tomorrow



(12 Pack) Lined Sticky Notes 4x6 in, Large Notepads with Lines, Ruled Stickies Super Sticking Power, Office School Memo Note Pads Bright Colors, Post on Windows Doors, Recyclable, Easy to Write on

Sold by: Kozerite

Supplied by: Other

\$8.98

Order Summary

South to reimburse central

Order placed January 5, 2026 Order # 112-5431043-5902629

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$93.79
Shipping & Handling:	\$2.99
10% off on any 4:	-\$2.94
Free Shipping:	-\$2.99
Total before tax:	\$90.85
Estimated tax to be collected:	\$0.00
Grand Total:	\$90.85

Arriving overnight 7 AM – 11 AM



6

Oxford Twin-Pocket Folders, Textured Paper, Letter Size, Black, Holds 100 Sheets, Box of 25 (57506EE), 8-1/2 x 11

Sold by: Amazon.com

Supplied by: Other

\$10.72



2

Amazon Basics Gel Pens Fine Point Smooth Writing Pens, Retractable, Black, 0.7mm, 12 Pack

Sold by: Amazon.com

Supplied by: Other

\$8.11



Amazon Basics 50 sheet Wide Ruled Lined Writing Note Pad, 8.5" x 11.75", 12-Pack, 600 Perforated Sheets, Canary

Sold by: Amazon.com

Supplied by: Other

\$13.25

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These supplies are for south
South to reimburse Central

Order Summary

Order placed January 6, 2026 Order # 112-3358330-3945056

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$103.97
Shipping & Handling:	\$0.00
Total before tax:	\$103.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$103.97

Arriving Friday



OdoBan Disinfectant Concentrate and Odor Eliminator, Made in the USA, Cotton Breeze Scent, 2 Gallons

Sold by: Amazon.com

Supplied by: Other

\$18.98

Arriving Thursday



Simpli-Magic Side Press Wringer Combo Commercial Mop Bucket on Wheels, 35 Quart, Yellow, Including Wet Floor Caution Sign and Mop Set

Sold by: Amazon.com

Supplied by: Other

\$84.99

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These Supplies are for South
South to reimburse central

Order Summary

Order placed January 6, 2026 Order # 112-1260559-3056206

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$153.76
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$153.76
Estimated tax to be collected:	\$0.00
Grand Total:	\$153.76

Arriving tomorrow 10 AM – 3 PM



4

TitanFlex Heavy Duty Black Nitrile Gloves, 6-mil, Fully Textured, XL 100-ct Box, Mechanic Disposable Gloves, Work Gloves, Latex Free, Powder Free, Rubber Gloves for Food Prep

Sold by: Schneider Care
Supplied by: Other
\$15.99



2

Aluf Plastics High Density Trash Bags, 60 Gallon, 150 Count, 22 Micron (eq), 38" x 60", Black, for Bathroom, Office, Industrial, Commercial, Janitorial, Municipal, Recycling

Sold by: Amazon.com
Supplied by: Other
\$44.90

[Back to top](#)

* These Supplies are For South.
South to reimburse Central *

Order Summary

Order placed January 6, 2026 Order # 112-7587067-1813804

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$118.33
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Your Coupon Savings:	-\$3.00
Total before tax:	\$115.33
Estimated tax to be collected:	\$0.00
Grand Total:	\$115.33

Arriving tomorrow 10 AM – 3 PM



Scotch Thermal Laminator, 2 Roller System for a Professional Finish, Use for Home, Office or School, Suitable for use with Photos (TL901X)

Sold by: Amazon.com
Supplied by: Other
\$35.99

Arriving tomorrow 10 AM – 3 PM



Zip Ties 12 inch, Black Zip Ties 1000 pack, 40lb, Cable Ties, Self-locking Wire ties for indoor and outdoor use, by Tantti

Sold by: Tantti Supply
Supplied by: Other
\$22.99



JKIOU 3 Pack Mouse Pad with Stitched Edge, Comfortable Mouse Pads with Non-Slip Rubber Base, Washable Mousepads Bulk with Comfortable Cloth, Mouse Pads for Computers Laptop Mouse 10.2x8.3inch Black

Sold by: JKIOU Direct
Supplied by: Other
\$7.99



Amazon Basics Weighted Office Desk Tape Dispenser - 3-Pack

Sold by: Amazon.com
Supplied by: Other
\$11.65

Arriving tomorrow 10 AM – 3 PM



Amazon Basics Clear Thermal Laminating Plastic Paper Laminator Sheets, 9 x 11.5-Inch, 200-Pack, 2.8mil

Sold by: Amazon.com
Supplied by: Other
\$14.86



1InTheOffice 2 Hole Punch, Paper Puncher, Low Force Required, Jam Resistant, 28 Sheet Capacity, Black

Sold by: Tee Cottons
Supplied by: Other
\$15.29



Amazon Basics 3 Hole Punch, 10 Sheet Capacity, Black

Sold by: Amazon.com
Supplied by: Other
\$9.56

Order Summary

Order placed January 6, 2026 Order # 112-4372812-9497842

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$66.52
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$66.52
Estimated tax to be collected:	\$0.00
Grand Total:	\$66.52

Arriving tomorrow 10 AM – 3 PM



(2)

Windex Vinegar Glass and Surface Cleaner Spray Bottle, Packaging Designed to Prevent Leakage and Breaking, Surface Cleaning Spray, 23 Fl Oz

Sold by: Amazon.com

Supplied by: Other

\$3.27



(2)

Windex Vinegar Multi-Surface Cleaner Refill, 2 L (2)

Sold by: My Great Goods

Supplied by: Other

\$29.99

[Back to top](#)

These Supplies are for South
South to reimburse central

Order Summary

Order placed January 6, 2026 Order # 112-5756777-4485040

Ship to

Wataset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$371.39
Shipping & Handling:	\$0.00
Total before tax:	\$371.39
Estimated tax to be collected:	\$0.00
Grand Total:	\$371.39

Arriving Thursday



Ykimok 15 Rolls Transparent Clear Tape Refills for Dispenser, Sturdy Tape(Not Easily Tear), 0.7 Inch, 27.3 Yard, Perfect for Office, Home, School



Sold by: OrzJaw



Supplied by: Other

\$5.98



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Supplied by: Other

\$43.49



RMS 2-Pack 32 Inch Extra Long Grabber Reacher with Rotating Jaw - Mobility Aid Reaching Assist Tool (Yellow)

Sold by: My RMS Store

Supplied by: Other

\$34.99



kelamayi Upgrade Broom and Dustpan Set, Self-Cleaning with Dustpan Teeth, Indoor&Outdoor Sweeping, Ideal for Dog Cat Pets Home Use, Stand Up Broom and Dustpan (Gray&Orange)

Sold by: KYC Direct

Supplied by: Other

\$25.99

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These Supplies are for south
South to reimburse central

Order Summary

Order placed January 6, 2026 Order # 112-0278010-7855427

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$283.06
Shipping & Handling:	\$0.00
Total before tax:	\$283.06
Estimated tax to be collected:	\$0.00
Grand Total:	\$283.06

Arriving Thursday



Simple Green All-Purpose Cleaner Spray and Refill, Green, 3 Piece Set, Original, 1 Count

Sold by: Amazon.com

Supplied by: Other

\$24.99



2

Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use

Sold by: Innovent Inc

Supplied by: Other

\$94.55



2

AIDEA Microfiber Cleaning Cloth 100PK, Soft Absorbent Rags, Microfiber Towels for Cars, Kitchen Towels, Dusting Cloth for Home, Window, Cleaning Supplies, 12"x12"

Sold by: AIDEA Cleaning

Supplied by: Other

\$25.99



Caution Tape 2 Pack 3 inch x 1000 feet, Bright Yellow w/Bold Black Text, 3" Wide for Maximum Readability Strongest & Thickest Tape for Danger/Hazardous Areas

Sold by: MAX SUPPLY

Supplied by: Other

\$16.99

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South needs to reimburse central

Order Summary

Order placed January 16, 2026 Order # 114-1982705-4669828

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$47.60
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$47.60
Estimated tax to be collected:	\$0.00
Grand Total:	\$47.60

Delivered January 16

It was handed directly to a receptionist or someone at a front desk.



telehybrid Power Adapter Supply for Yealink Voip Phone for T54w T54S T52S T56A T57W T58A T58V T46U T46S T46G T48U T48G T48S T29G MP56 MP58, 5V 2A PS5V2000US

Sold by: Telehybrid Direct Store

Return or replace items: Eligible through February 15, 2026

\$8.45



Amazon Basics Sturdy Binder Clips for Office Use, 96 Count (8 Pack of 12), Medium, 1.25 in, Black

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 15, 2026

\$6.99



SNOW COOLER Pen Holder Mesh Pencil Holder Metal Pen Holder Cup Pencil Cup Holder for Desk Office Pen Organizer Black, 4 Pack

Sold by: Snow Cooler

Return or replace items: Eligible through February 15, 2026

\$13.99



Amazon Basics No. 1 Paper Clips, Smooth, 1000 Count (10 Pack of 100), Silver

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 15, 2026

\$6.71



Amazon Basics Disinfecting Wipes, Lemon & Fresh Scent, Sanitizes/Cleans/Disinfects/Deodorizes, 340 Count (4 Packs of 85)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 15, 2026

\$11.46

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From: [Katiria Parodi](#)
To: [Karla Pena](#)
Cc: [Stephanie Deluna](#); [Heidy Torres](#)
Subject: [EXTERNAL]Waterset Central CDD - Receipts - South To Reimburse Central
Date: Tuesday, January 6, 2026 2:47:21 PM
Attachments: [2025signature_2298-9c0-9578-463f-a7f3-fdcbd7b50bab.png](#)
[signaturecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png](#)
[3271_001.pdf](#)

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Good Afternoon Karla,

Please see attached receipts totaling \$1,094.03. These are supplies needed for the Founders club (Waterset south CDD) which were purchased on the Waterset Central CDD debit card since we do not yet have a debit card for South.

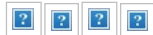
Please have Waterset South CDD reimburse Waterset Central CDD. We will need to have the central card replenished please.

Please let me know when this has been completed and the card has been replenished as we still need to purchase additional supplies for south.

Thank you,



Katiria Parodi
Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive., Apollo Beach, FL 33572
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114



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From: [Katiria Parodi](#)
To: [Karla Pena](#)
Cc: [Stephanie Deluna](#); [Heidy Torres](#); [King, Amanda](#)
Subject: [EXTERNAL]Waterset South CDD - Expense
Date: Monday, December 22, 2025 3:43:52 PM
Attachments: [2025signature_2298-9c0-9578-463f-a7f3-fdcbd7b50bab.png](#)
[signaturerecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png](#)
[3221_001.pdf](#)

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Hi Karla,

Please find the attached receipt for your reference.

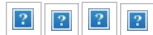
This purchase was made using the Waterset Central CDD card; however, the expense is for Waterset South CDD, as a South card has not yet been issued. Kindly ensure that Waterset South reimburses Waterset Central in the amount of \$257.11.

Please let me know if you need any additional information.

Thank you,



Katiria Parodi
Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive., Apollo Beach, FL 33572
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114



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From: [Katria Parodi](#)
To: [Karla Pena](#); [Stephanie DeLuna](#)
Cc: [Heidy Torres](#)
Subject: [EXTERNAL]Waterset South CDD - Expenses
Date: Tuesday, December 23, 2025 11:09:50 AM
Attachments: [2025signature_2298-9c0-9578-463f-a7f3-fdcbd7b50bab.png](#)
[signaturerecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png](#)
[Scan2025-12-23_105857.pdf](#)
[Scan2025-12-23_110100.pdf](#)
[Scan2025-12-23_110448.pdf](#)

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Hi Karla,

Please see attached receipts. These orders were placed on the Central card but they are for Waterset South. Please ensure that Waterset South CD reimburses Central in the following amounts:

\$139.97

\$126.64

\$468.31

Total due to WSC from WSS - \$734.92

Thank you,



Katria Parodi

Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7281 Paradise Drive., Apollo Beach, FL 33572
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114



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