



Rizzetta & Company

# **Waterset South Community Development District**

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**Board of Supervisors'  
Regular Meeting  
May 14, 2026**

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

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

# **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

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

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

**All cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

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

May 7, 2026

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset South Community Development District will be held on **Thursday, May 14, 2026, at 10:00 a.m.** at the offices of **Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.**

**BOARD OF SUPERVISORS' MEETING:**

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A.** Aquatic Report..... Tab 1
    - i. Presentation of Monthly Renewal of Fuel Surcharge..... Tab 2
    - ii. Presentation of Midge Fly Regency Assessment Report  
(under separate cover)
  - B.** Landscape and Irrigation
    - i. Presentation of Landscape Inspection Report ..... Tab 3
    - ii. Landscape Contractor Response (March 30, 2026) ..... Tab 4
    - iii. Landscape Reports ..... Tab 5
    - iv. Consideration of Landscape Proposals ..... Tab 6
    - v. Irrigation Contractor Update
  - C.** District Counsel
  - D.** District Engineer
  - E.** Clubhouse Manager Report (under separate cover)
    - i. Discussion for Message Board..... Tab 7
    - ii. Consideration of Trespass Authorization..... Tab 8
  - F.** District Manager
    - i. Presentation of District Managers Report (under separate cover)
    - ii. Annoucement of Registered Voter Count ..... Tab 9
- 4. BUSINESS ITEMS**
  - A.** Discussion of Easement Agreement with Toll Brothers
    - i. Consideration of Copperline Electric Proposal  
(under separate cover)
  - B.** Discussion of Pool Heater Temperature
  - C.** Consideration of Square Agreement for Founders Club  
(under separate cover)
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors'  
Meeting held on March 12, 2026,..... Tab 10
  - B.** Consideration of Operations & Maintenance  
Expenditures for February & March 2026 ..... Tab 11

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,  
*Stephanie Deluna*  
District Manager

# Tab 1



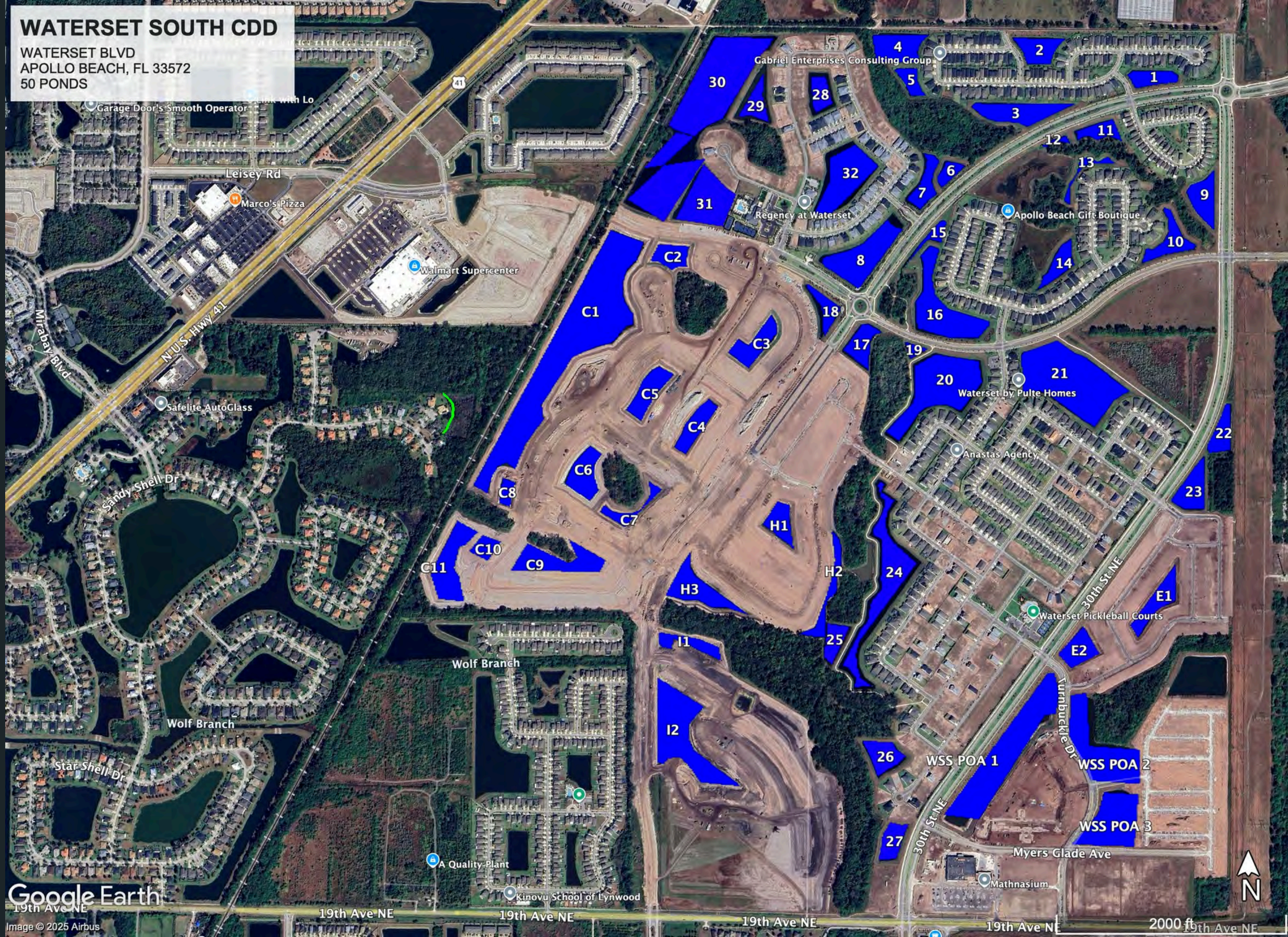
# MONTHLY REPORT

MAY, 2026



# WATERSET SOUTH CDD

WATERSET BLVD  
APOLLO BEACH, FL 33572  
50 PONDS



## SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.



Pond #H3 Treated for Shoreline Vegetation.



Pond #H2 Treated for Shoreline Vegetation.



Pond #H1 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #C10 Treated for Shoreline Vegetation.



Pond #C11 Treated for Shoreline Vegetation.



Pond #C7 Treated for Shoreline Vegetation.



Pond #C4 Treated for Shoreline Vegetation.



Pond #C3 Treated for Shoreline Vegetation.



Pond #C6 Treated for Shoreline Vegetation.



Pond #C2 Treated for Shoreline Vegetation.



Pond #C1 Treated for Shoreline Vegetation.



Pond #C5 Treated for Shoreline Vegetation.

## **Tab 2**



Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

[joe@sitexaquatics.com](mailto:joe@sitexaquatics.com)

## **Tab 3**

# WATERSET SOUTH

## COMMUNITY ASSET MANAGEMENT REPORT



May 6, 2026  
Rizzetta & Company  
John R. Toborg – Division Manager  
Community Asset Management



Rizzetta & Company  
Professionals in Community Management

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

## General Updates, Recent & Upcoming Maintenance Events:

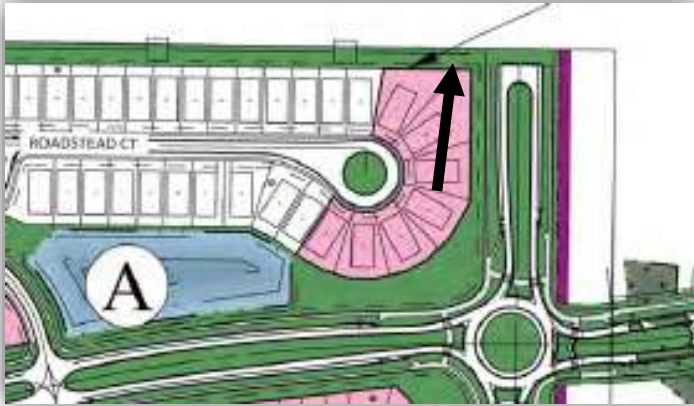
- **May fertilizer applications are the last ones until October following the Hillsborough County ban on Nitrogen & Phosphorus. However, I am confident that during this blackout period, ULS will incorporate summer blends, as noted in the scope of services, if needed. ULS did not list any of these in their fertilizer schedule.**
- All St. Augustine Sod: (if present)
- March A complete fertilizer based on soil tests + PreM (pre-emergent herbicide) (1 lb. N/1000 sq ft containing no more than 0.7 lb. soluble N – typical of ALL complete fertilizers for ALL turf types)
- April A second application of a PreM
- May SRN (Slow-Release Nitrogen applied at >/2.0 lbs. N/1000 SF)
- July Summer Blends containing iron, Mn and other micro-nutrients
- August (adjusted/ord.) Summer Blends containing iron, Mn and other micro-nutrients
- October A complete fertilizer based on soil tests + PreM
- All Bahia Areas: (if present)
- March A complete fertilizer based on soil tests + PreM
- April A second application of a PreM
- May Nitrogen (soluble Nitrogen applied at >/0.7 lbs. N/1000 SF)
- July Summer Blends containing iron, Mn and other micro-nutrients
- October A complete fertilizer based on soil tests + PreM
- October A complete fertilizer based on soil tests + PreM
- 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. Those trees along Waterset Blvd. (WS Blvd.), 30<sup>th</sup> Street and Covington Garden Dr. (CGD) which have the two 24" tall rebar and tree straps that have broken, need to be repaired/replaced. These were paid for by the District to the previous vendor after a hurricane.
2. I mentioned this during the previous month's report ... many areas contain striped turf (green, not green, green, not green, etc.) most likely caused by an improperly calibrated fertilizer spreader or misuse of the spreader (speed). These areas need to be re-fertilized carefully & properly. This is along 30<sup>th</sup> Street. (Pic 2>)

# Roadstead, Waterset Blvd., Hidden Branch East

- 3. Trim up a Drake Elm between the eastern-most home on Roadstead Ct. and the north wall just west of 30<sup>th</sup> Street. (see below)



- 4. As mentioned last month, there are many plants that were hit in the winter freezes, namely Ixora. These are still in the ground, and most are not pushing out much new growth. How would the BOS like to proceed.

- 5. Cars are still parking up against the Roadstead Ct. cul-de-sac turf and I happened to get a picture of ULS' mower. At least this time they were not overhanging the turf. These residents need to be directed to not park here at risk of being damaged by a mower. (Pic 5>)

- 6. Remove any Jatropha on the WS Blvd. median that have not pushed out any leaves.



- 7. Have we received this proposal for the "removal only" of this dead Sabal Palm on WS Blvd. across from Sea Horn? (Pic 7)



- 8. Remove and replace a broken lodge pole on a tree on the east ROW of CGD approaching Wolf Creek from the west.
- 9. Make sure any "grey" Blue Daze has been cut to the ground, fertilized and provided a good amount of water.
- 10. Can ULS provide as part of their report response the actions planned to improve the turf condition and color in the Hidden Branch east park? **The striping has not changed.** (Pic 10>)
- 11. Hand pull and treat Sand Vetch in the ornamental grasses on Midship Ct.

# Covington Garden Drive, Hidden Branch East, 30<sup>th</sup> Street

12. Please apply some additional fertilizers and nutrients to the Magnolia on this same cul-de-sac. There may be some others throughout the community that require extra nutrients as well.

13. **This is the same tree I was attempting to get replaced under warranty while it was still under warranty. It is app. the 10<sup>th</sup> Oak west of 30<sup>th</sup> Street on the north side of CGD. (Pic 13>**

14. In the Sweet Viburnum hedge at the angled bed near the trailhead on the west side of 30<sup>th</sup> Street, can we please top these plants to encourage a more consistent height and fuller growth habit?

15. First photographed last month after its new foliage had turned brown, now the foliage has dropped on this Shumard Oak on the west side of 30<sup>th</sup> Street south of the trailhead. It might be shock, but we will inspect again next month. (Pic 15>)

16. Maintain the Sweet Viburnum along the west side of 30<sup>th</sup> Street one (1) foot above the black aluminum fence.

17. Southbound on 30<sup>th</sup> Street south of Jensen View, there are two failing Sycamores on the median. Next month we will reinspect and



decide whether to remove and replace or not. These are in G@ and about none months out of warranty. (Pic 17)



# 30<sup>th</sup> Street, Founders' Club

18. Turf on 30<sup>th</sup> Street south of Jensen View looks "worn out". Did this turf receive adequate fertilization? It has not greened up at all. There is the green yellow green yellow striping pattern here as well. (Pic 18)



19. ULS to remove this lodge pole on a bent Shumard Oak on the west side of 30<sup>th</sup> Street app. 200' north of the left turn lane at Turnbuckle. (Pic 19)



20. The Sweet Viburnum hedge from Jensen View to the Founders' Club needs to be trimmed.

21. The Podocarpus outside the sport courts at the Founders' Club need to be trimmed. (Pic 21>)

22. Palms at the Founders' Club will need to be trimmed soon. (Pic 22>)

23. Turf at the Founders' Club needs to be fertilized again. This is just careless. (Pic 23)



24. We will need to monitor a non-thriving tree on the Creek Sand side of the Founders' Club. (Pic 24>)



# Founders' Club, Creek Sand, 30<sup>th</sup> Street

- 25. Top the podocarpus inside the pool deck as well.
- 26. The Silver Buttonwood surrounding the totlot needs to be shaped up.
- 27. **Several Podocarpus surrounding the backflow preventer(?) should be replaced under warranty. (Pic 27>)**
- 28. Inspect, diagnose and treat a large brown patch of turf in the Turnbuckle mail kiosk lawn on the Chapel Row side as well as the park side (Creek Sand).



31. The Magnolias leading to 19<sup>th</sup> should also be included in the additional nutritional program.

32. Keep the Confederate Jasmine at the 19<sup>th</sup> Ave. trellises a bit tighter.

33. Trim dead growth of Areca Palms.

34. Trim the Sweet Viburnum to a consistent height on the west side of 30<sup>th</sup> Street south of the WS Blvd. roundabout.

<24



29. Trim down the plants surrounding the storage unit at the Founders' Club. (Pic 29)

29



30. I feel some turf in the Creek Sand pocket park will not recover and needs to be replaced. (Pic 30>)



# Proposals

1. ULS to provide a proposal to remove and replace a dead Sabal Palm in the Summer Sunset south Park Replacement should be the same height as the existing with an 8" – 10" earthen saucer constructed around the root ball to hold water.. (Pic 1)



## **Tab 4**

# WATERSET SOUTH

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## COMMUNITY ASSET MANAGEMENT REPORT



March 30, 2026  
Rizzetta & Company  
John R. Toborg – Division Manager  
Community Asset Management



Rizzetta & Company  
Professionals in Community Management

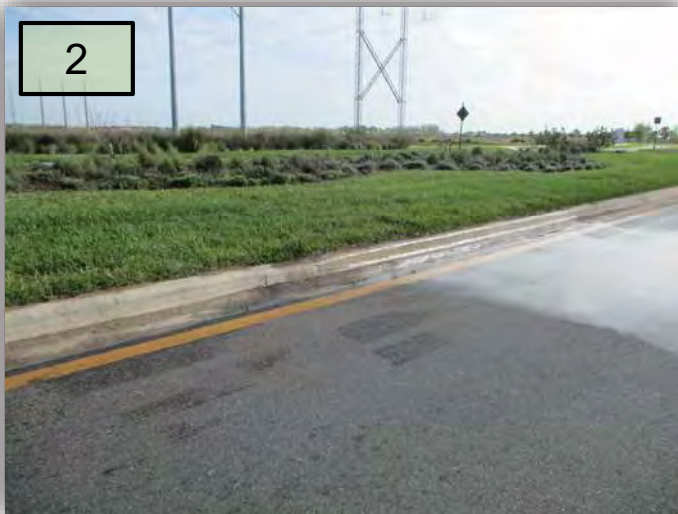
# Updates, 30<sup>th</sup> Street, Waterset Blvd., Golden Nettle

## General Updates, Recent & Upcoming Maintenance Events:

- **During the month of May, all St. Augustine shall receive an application of 5227 lbs. (104+ - 50 lb. bags) of 24-2-11 fertilizer. Additionally, all Ornamentals shall receive an application of 2800 lbs. (56 - 50 lb. bags) of 8-10-10- fertilizer. And finally, all Palms shall receive an application of 64 lbs. (1+ - 50 lb. bag) of 8-0-12+4Mg fertilizer. I feel this quantity of palm fertilizer is too low.**
- 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. Remove or replace all broken tree straps – there are several along 30<sup>th</sup> Street
2. I called this irrigation issue into Ballanger from the field. It is on the Waterset Blvd. (WSBlvd.) median between 30<sup>th</sup> Street and the lift station in Waterset Central. (Pic 2)
3. Make sure all Jatropha have been cut back by at least 1/3 if not by 1/2. If any have not leafed out by this time next month, I feel they should be removed. Many of these were not quality plants when they were installed
4. Mulch was installed property-wide within the last month and a half. I am already seeing drip lines and shallow mulch in many tree rings. Make sure mowers are not mowing over the tree rings and blowing it out.
5. Treat dollar weed on the 30<sup>th</sup> Street roundabout.
6. Treat all fire ant mounds. Once mound is dead, crews need to return to the mound and re-expose all mulch and/or turf that has been covered by the displaced soil.
7. We need to lower the Bougainvillea on the WSBlvd. median at the intersection of Summer Sunset several inches to improve visibility. Also, make sure the defoliated plants are defoliated only because of the winter freezes and not Bougainvillea Looper. (Pic 5)
8. Eradicate tall weeds on Bellido ROW
9. Cut any freeze-damaged Ixora back in Golden Nettle pocket park (and elsewhere throughout the property).




# Summary of Comments on Slide 1


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## Page: 2


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 Number: 1 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:42:54 AM  
Will complete this operation in April


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 Number: 2 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:43:43 AM  
Will train crew on avoiding blow out and will touch up bare areas as needed


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 Number: 3 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:43:53 AM  
Done


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 Number: 4 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:44:13 AM  
Mow Crew will be armed with Advion


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 Number: 5 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:44:48 AM  
Completed week of March 30


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 Number: 6 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:45:03 AM  
Week of April 13


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 Number: 7 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:43:12 AM  
Week of April 13

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 Number: 8 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:45:06 AM

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 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:45:25 AM  
ongoing operation during april

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# Summer Sunset to Sea Horn on WS Blvd., CGD Roundabout

10. ULS, it appears is not yet mowing regularly (at least pond banks) on a weekly basis. Pond banks still had very tall growth on the

11. Between Summer Sunset and Sea Horn, there is another bed of Bougainvillea that is behaving (growing) like another bed did at the beginning of the project .... dwarfed, compact, dense and distorted leaves tightly bunched along the branches. The original bed finally outgrew it. Let's try moderately pruning this bed back to see if it can't become a consistent bed of full plants. (Pic 1



12. Trim out winter kill from the Railroad Vine on the outer perimeter of the WS Blvd./Covington Garden Drive (CGD) roundabout. (Pic 12>



13. The large pond on the back side of Regency that is the CDD's to maintain looks like it has not been mowed in some time. However, this pond is on a monthly maintenance schedule year-round.

14. ULS's agronomist was scheduled to be coming to the property to spot treat many of the turf weeds as well as bed weeds property-wide, but specifically on both sides and the median of Wolf Creek.

15. The Perennial Peanut throughout the property is one of the plants called out in our scope of services that I would consider "specialty" plant material requiring "specialty" fertilizer. PP fixes its own Nitrogen from the air and Nitrogen fertilizer is unnecessary and can actually encourage weed growth diminishing its effectiveness as a groundcover. For optimal growth, apply a 0-0-22-22S-11Mg (potassium-magnesium sulfate) fertilizer in spring



16. I am still seeing the striping in the Hidden Branch east park. There are also still a lot of turf weeds and off-color turf. (Pic 16>

17. There is also striping in the turf in the Hidden Branch west park turf

18. Reduce the Copperleaf Plants east of Wolf Creek nearly to the ground.. (Pic 18>

## Page: 3

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Number: 1 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:46:14 AM  
ULS is mowing all ponds weekly

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Number: 2 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 9:20:44 AM  
Completed mowing and on schedule for monthly service

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Number: 3 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:40:32 PM  
Weed app completed

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Number: 4 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:46:30 AM  
Will monitor

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Number: 5 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:43:19 PM  
Week of April 20

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Number: 6 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:52:17 AM  
Will complete this operation in April

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Number: 7 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:43:33 PM  
Will correct this

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Number: 8 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:43:39 PM  
Will correct this


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Number: 9 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:44:02 PM  
Will be completed week of April 13

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# Jensen View & 30<sup>th</sup>, Founders' Club

19. ULS will be coming into the Blue Daze beds basically with hedge trimmers and take them nearly to the ground to rejuvenate new growth. 

20. We need to monitor this Shumard Oak approaching Jensen View on 30<sup>th</sup> Street that has already leafed out after winter but now has turned brown. (Pic 20>) 


21. This tree, also along 30<sup>th</sup> Street needs to be released from this lodge pole that appears to be distorting its growth structure. (Pic 21>) 

22. Monitor the Podocarpus surrounding the pool deck at the Founders' Club. Podos do not like wet feet and in some areas these plants are "trapped" between the pool deck (where water sheet flows off the deck) and slightly



higher grade in the lawn. Several Podos are yellowing. (Pic 22)



23. What has happened to the Asian Jasmine surrounding the pool deck. ULS has not cut this plant back. Rodents? (Pic 23>) 



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Number: 1 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:56:41 AM  
operation will be completed in april

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Number: 2 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:56:31 AM  
uls will check tree bubbler april 13

---

Number: 3 Author: CristiCochran Subject: Sticky Note Date: 4/10/2026 8:56:10 AM  
week of april 13

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Number: 4 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:44:18 PM  
Suspect rodents, will monitor

# Founders' Club, Sea Branch

24. Remove all dead material from the Queen Emma Crinums around the Founders' Club.

25. Check some of the Podocarpus surrounding the Founders' Club for Woolly Aphids. There is sooty mold present in some of the foundation plantings.

26. We need to make sure we keep the turf in the Wildwind/Creek Sand pocket park in our radar. It is still not flourishing. (Pic 26)



28. The last 30<sup>th</sup> Street median leading to 19<sup>th</sup> needs attention. (herbicides, fertilizers, etc.)

29. Trim the dead growth out of the Areca Palms at the new plantings at 19<sup>th</sup>. And 30



27. I hate to do much more improvement on the Sea Branch cul-de-sac due to the fact there are still several homes that need to be built on or near this cul-de-sac and trucks will continue to create damage. However, ongoing maintenance, including agronomy needs to continue. (Pics 27a & b)



Number: 1 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:42:36 PM  
Week of April 20

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Number: 2 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:40:46 PM  
Week of April 13

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Number: 3 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:43:10 PM  
Will be completed in April

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Number: 4 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:41:37 PM  
Treated on April 1

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Number: 5 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:42:17 PM  
Agronomist will dial in on this park week of April 20

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Number: 6 Author: CristiCochran Subject: Sticky Note Date: 4/13/2026 12:42:26 PM  
Understood

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# Proposals

1. ULS to provide a proposal to remove and replace a dead Sabal Palm at the beginning of Phase G1 near the trailhead between G1 and the school property. Replacement should be the same height as the existing. (Pic 1)



2. ULS to provide a proposal to straighten and re-stake this leaning palm along 30<sup>th</sup> Street a couple houses north of the Founder's Club. (Pic 2)



## **Tab 5**

# Lawn & Ornamental Report

Contractor: ULS Property: Woburn Date: 04 13 2012

Applicator Information:  
Name - Kristian Perez

Turf Application

Scheduled Application

I.D. Card # - LF 287020

Ornamental Application

Service Call

### Turf Application Information

### Ornamental Application Information

| Fertilization   | Weed Control  | Disease & Insect  | Fertilization   | Disease & Insect  |
|---|---|---|---|---|
| Liquid: <input checked="" type="checkbox"/><br>Granular: <input type="checkbox"/><br>1) Analysis: <u>micronutrients</u><br>Application Rate: <u>10.02</u><br>(lbs. N / 1000 Sq. Ft.)<br>Area(s) Treated: <u>Woburn 30th Covington</u><br>_____<br>_____<br>2) Analysis: <u>Resolute 400</u><br>Application Rate: <u>2.5 gals</u><br>(lbs. N / 1000 Sq. Ft.)<br>Area(s) Treated: _____<br>_____<br>Report Item #(s): _____ | Liquid: <input checked="" type="checkbox"/><br>Herbicide(s) Used:<br>1) <u>MSM</u><br>2) _____<br>Area(s) Treated: <u>Woburn 30th, Covington</u><br>_____<br>_____<br>Granular: <input type="checkbox"/><br>Herbicide Used:<br>1) _____<br>Area(s) Treated: _____<br>_____<br>Report Item #(s): _____ | Fungicide / Insecticide Used:<br>1) <u>Acelepryn</u><br>Target Pest: <u>Chinch Bugs</u><br>_____<br><u>1.5 gals</u><br>Area(s) Treated: <u>Spot treatment</u><br>_____<br>_____<br>2) _____<br>Target Pest: _____<br>_____<br>Area(s) Treated: _____<br>_____<br>Report Item #(s): <u>1.5 gal</u> | Liquid: <input type="checkbox"/><br>Granular: <input type="checkbox"/><br>1) Analysis: _____<br>Palms: <input type="checkbox"/><br>Annuals: <input type="checkbox"/><br>Plants: All <input type="checkbox"/><br>Selected <input type="checkbox"/><br>2) Analysis: _____<br>Palms: <input type="checkbox"/><br>Annuals: <input type="checkbox"/><br>Plants: All <input type="checkbox"/><br>Selected <input type="checkbox"/><br>Report Item #(s): _____ | Fungicide / Insecticide Used:<br>1) _____<br>Target Pest: _____<br>Plants(s) Treated: _____<br>_____<br>2) _____<br>Target Pest: _____<br>Plants(s) Treated: _____<br>_____<br>3) _____<br>Target Pest: _____<br>Plants(s) Treated: _____<br>_____<br>Report Item #(s): _____ |

Comments & Observations: live chinch bugs, Ant mounts, Dry Areas

[Signature]  
Technician's Signature

\_\_\_\_\_  
Manager's Signature:

# Lawn & Ornamental Report

Contractor: ULS Property: Winterset Date: 04 127 126

Applicator Information:  
 Name - Rhonda King Turf Application  Scheduled Application   
 I.D. Card # - LA 2870 W Ornamental Application  Service Call

| Turf Application Information   |   |   | Ornamental Application Information   |   |
|--|---|---|--|---|
| Fertilization  | Weed Control  | Disease & Insect  | Fertilization  | Disease & Insect  |
| Liquid: <input type="checkbox"/><br>Granular: <input type="checkbox"/><br>1) Analysis: _____<br>Application Rate: _____<br>( lbs. N / 1000 Sq. Ft. )<br>Area(s) Treated: _____<br>_____<br>_____<br>2) Analysis: _____<br>Application Rate: _____<br>( lbs. N / 1000 Sq. Ft. )<br>Area(s) Treated: _____<br>_____<br>_____<br>Report Item #(s) : _____ | Liquid: <input type="checkbox"/><br>Herbicide(s) Used:<br>1) _____<br>2) _____<br>Area(s) Treated: _____<br>_____<br>_____<br>Granular: <input type="checkbox"/><br>Herbicide Used:<br>1) _____<br>Area(s) Treated: _____<br>_____<br>_____<br>Report Item #(s) : _____ | Fungicide / Insecticide Used:<br>1) _____<br>Target Pest: _____<br>_____<br>Area(s) Treated: _____<br>_____<br>_____<br>2) _____<br>Target Pest: _____<br>_____<br>Area(s) Treated: _____<br>_____<br>_____<br>Report Item #(s) : _____ | Liquid: <input checked="" type="checkbox"/><br>Granular: <input type="checkbox"/><br>1) Analysis: <u>Micro nutrients</u> Target Pest: _____<br>Palms: <input type="checkbox"/><br>Annuals: <input type="checkbox"/><br>Plants: All <input checked="" type="checkbox"/><br><u>25 palms</u> Selected <input type="checkbox"/><br>2) Analysis: _____<br>Palms: <input type="checkbox"/><br>Annuals: <input type="checkbox"/><br>Plants: All <input type="checkbox"/><br>Selected <input type="checkbox"/><br>Report Item #(s) : _____ | Fungicide / Insecticide Used:<br>1) _____<br>Target Pest: _____<br>_____<br>Plants(s) Treated: _____<br>_____<br>2) _____<br>Target Pest: _____<br>_____<br>Plants(s) Treated: _____<br>_____<br>3) _____<br>Target Pest: _____<br>_____<br>Plants(s) Treated: _____<br>_____<br>Report Item #(s) : _____ |

Comments & Observations: \_\_\_\_\_

[Signature]  
 Technician's Signature

\_\_\_\_\_  
 Manager's Signature:



Cristi Cochran  
ULS

# APRIL POINT OF CONNECTION REPORT

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Waterset South CDD

Wednesday, April 22, 2026

Prepared For Rizzetta

30 Issues Identified



Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**Irrigation CY** | April 13, 2026  Public

Pressure good G2  Show In Portal

Charles Youngs 04/13/2026 11:05 AM

Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**G2**



Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**Irrigation CY** | April 13, 2026  Public

Pressure good A  Show In Portal

Charles Youngs 04/13/2026 11:13 AM

Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**A**



Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**Irrigation CY** | April 13, 2026  Public

Pressure good B  Show In Portal

Charles Youngs 04/13/2026 11:14 AM

Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**B**



Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**Irrigation CY** | April 13, 2026  Public

Pressire good C  Show In Portal

Charles Youngs 04/13/2026 11:09 AM

Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**C**



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026

Public

Pressure good G1(1)

Show In Portal

Charles Youngs 04/13/2026 11:06 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## G1



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026

Public

Pressure good G1(2)

Show In Portal

Charles Youngs 04/13/2026 11:07 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## G1(2)



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026

Public

Pressure good sea breeze circle

Show In Portal

Charles Youngs 04/13/2026 11:05 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## SEA BREEZE CIRCLE

Charles Youngs 04/13/2026 11:17 AM

Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026

Public

Pressure good everlong LS

Show In Portal

Charles Youngs 04/13/2026 11:18 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## EVERLONG



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026  Public  
Pressure good hidden branch west  Show In Portal

Charles Youngs 04/13/2026 11:11 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## HIDDEN BRANCH WEST



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026  Public  
Pressure good hidden branch east  Show In Portal

Charles Youngs 04/13/2026 11:12 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## HIDDEN BRANCH EAST



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026  Public  
Pressure good mid ship circle  Show In Portal

Charles Youngs 04/13/2026 11:13 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## MIDSHIP CIRCLE



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026  Public  
Pressure good golden nettle LS  Show In Portal

Charles Youngs 04/13/2026 11:16 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## GOLDEN NETTLE



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026  Public  
Pressure good roadstead circle  Show In Portal

Charles Youngs 04/13/2026 11:16 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## ROADSTEAD CIRCLE

Charles Youngs 04/13/2026 11:16 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026  Public  
Pressure good bellidio rd  Show In Portal

Charles Youngs 04/13/2026 11:15 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## BELLIDIO



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 13, 2026  Public  
Pressure good summer sunset park  Show In Portal

Charles Youngs 04/13/2026 11:15 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## SUMMER SUNSET

A controller pressure good  Show In Portal

Charles Youngs 04/20/2026 8:11 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

Irrigation CY | April 20, 2026  Public  
Charles Youngs 04/20/2026 8:11 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## A

Creek sand park controller pressure good  Show In Portal


Charles Youngs 04/20/2026 8:47 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

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Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 8:47 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## CREEK SAND

Turnbuckle park controller pressure good  Show In Portal


Charles Youngs 04/20/2026 8:56 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 8:56 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## TURNBUCKLE

Everlong lift station parkcontroller pressure good  Show In Portal


Charles Youngs 04/20/2026 9:24 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 9:24 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## EVERLONG

Sea breeze controller pressure good  Show In Portal


Charles Youngs 04/20/2026 8:38 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 8:38 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## SEA BREEZE

G2 controller pressure good  Show In Portal

Charles Youngs 04/20/2026 8:34 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 8:34 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

**G2**

G1 controller pressure good  Show In Portal


Charles Youngs 04/20/2026 8:30 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 8:30 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

**G1**

C controller pressure good  Show In Portal


Charles Youngs 04/20/2026 8:25 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

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Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 8:25 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

**C**

B controller pressure good  Show In Portal


Charles Youngs 04/20/2026 8:16 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 8:16 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

**B**

Roadstead circle pressure good  Show In Portal


Charles Youngs 04/20/2026 10:06 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 10:06 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## ROADSTEAD

Summer sunset park pressure good  Show In Portal

Charles Youngs 04/20/2026 9:56 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 9:56 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## SUMMER SUNSET

Mid ship circle pressure good  Show In Portal


Charles Youngs 04/20/2026 9:50 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

---

Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 9:50 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## MIDSHIP

Bellido controller pressure good  Show In Portal


Charles Youngs 04/20/2026 10:28 AM

Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

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Irrigation CY | April 20, 2026  Public

Charles Youngs 04/20/2026 10:28 AM  Show In Portal



Work ticket #808391 | #219678 - Irrigation Maintenance Monthly Services

## BELLIDIO

Hidden branch west controller  
pressure good

Show In Portal

## HIDDEN BRANCH WEST

Charles Youngs 04/20/2026 9:42 AM

Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**Irrigation CY** | April 20, 2026

Public

Charles Youngs 04/20/2026 9:42 AM

Show In Portal



Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

Golden nettle LS pressure good

Show In Portal

## GOLDEN NETTLE

Charles Youngs 04/20/2026 10:22 AM

Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

**Irrigation CY** | April 20, 2026

Public

Charles Youngs 04/20/2026 10:22 AM

Show In Portal



Work ticket #808391 | #219678 -  
Irrigation Maintenance Monthly  
Services

# WSS WEEKLY PRESSURE CHECK

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Monday, April 27, 2026

Prepared For Waterset South

16 Issues Identified



### **ISSUE 1**

A controller pressure good



### **ISSUE 2**

B controller pressure good



### **ISSUE 3**

C controller pressure good



### **ISSUE 4**

G 1 controller pressure good



**ISSUE 5**

G 2 controller pressure good



**ISSUE 6**

Everlong lift station park pressure good



**ISSUE 7**

Turnbuckle park pressure good



**ISSUE 8**

Creek sand park pressure good



**ISSUE 9**

Sea breeze circle pressure good



**ISSUE 10**

Roadstead circle pressure good



**ISSUE 11**

Golden nettle lift station pressure good



**ISSUE 12**

Bellido pond pressure good



### **ISSUE 13**

Summer sunset park pressure good



### **ISSUE 14**

Hidden branch west pressure good



### **ISSUE 15**

Hidden branch east pressure good



### **ISSUE 16**

Mid ship circle pressure good

## **Tab 6**



**Proposal #215058**

**Date: 2/12/2026**

**PO #**

**Customer:**

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

**Property:**

Waterset South CDD  
Waterset Blvd  
Apollo Beach, FL 33572

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

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

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

**Key Benefits & Features:**

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

**Performance & User Feedback:**

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

**Services Billed Upon Completion**

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

By \_\_\_\_\_

**Cristi Cochran**

Date 2/12/2026

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Waterset South CDD**

**Property Improvements**





Proposal #225613

Date: 4/13/2026

PO #

Customer:

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

Property:

Waterset South CDD  
Waterset Blvd  
Apollo Beach, FL 33572

2026 Quote to Replace Sabal Palm G1 & Trailhead

Provide Labor, Equipment and Material to Deliver & Install Replacement Sabal Palm, 10-12' CT; Remove Existing Sabal and Stakes, Replace and Add New Stakes, Create 8-10' Saucer Ring, Check and Adjust Bubbler; Haul Debris



## Default Group

### Property Improvements

| Items                         | Quantity | Price           |
|-------------------------------|----------|-----------------|
| Labor & Material              | 1.00     |                 |
| <b>Property Improvements:</b> |          | <b>\$997.25</b> |
| <b>PROJECT TOTAL:</b>         |          | <b>\$997.25</b> |

## 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 4/13/2026

By \_\_\_\_\_

Date \_\_\_\_\_

**Waterset South CDD**



**Proposal #225618**

**Date: 4/13/2026**

**PO #**

**Customer:**

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

**Property:**

Waterset South CDD  
Waterset Blvd  
Apollo Beach, FL 33572

**2026 Quote to Straighten Leaning Palm 30th Near Founders Club**

Provide Labor and Equipment to Straighten Leaning Palm on 30th Near Founder's Club, Re-Stake Tree



**Default Group**

## Property Improvements

| Items                         | Quantity | Price           |
|-------------------------------|----------|-----------------|
| Labor & Equipment             | 1.00     |                 |
| <b>Property Improvements:</b> |          | <b>\$300.00</b> |
| <b>PROJECT TOTAL:</b>         |          | <b>\$300.00</b> |

### 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 4/13/2026

By \_\_\_\_\_

Date \_\_\_\_\_  
**Waterset South CDD**

## **Tab 7**



QUOTATION

P.O. Box 070099  
 Milwaukee, WI 53207-2647  
 Phone: (800) 444-0305  
 Fax: (866) 263-2456  
 www.uvpinc.com  
 Email: info@uvpinc.com

Customer #: 444265

Quotation No: R1-4-24-26  
 Quote Date: 4/24/2026

**Billing Address:**  
 WATERSET SOUTH CDD

**Shipping Address:**  
 WATERSET SOUTH CDD

3434 COLWELL AVE STE 200  
 TAMPA FL 33614

7281 PARADISO DR  
 APOLLO BEACH FL 33572

| Product Number               | Description  | Quantity | Unit Price | Line Total |
|------------------------------|--|----------|------------|------------|
| UV430HPLUS-BLACK-BLACKFABRIC | <b>24W X 36H outdoor enclosed corkboard- header</b><br>24W X 36H X 3-1/8D (OUTSIDE DIMENSIONS) Outdoorplus enclosed corkboard with one left hinged lockable door. 1/8" acrylic window. Black aluminum frame. No illumination. With header. Interior surface of black fabric over cork. Lead time approx 3 weeks. This is not returnable. Repeat of 555790. | 1        | 550.00     | 550.00     |
| UV1309-BLACK                 | <b>96X2X2 set of two posts</b>   | 1        | 278.00     | 278.00     |
| UPS ground estimate          | <b>UPS ground estimate</b>   | 1        | 415.00     | 415.00     |

TOTAL: 1,243.00

**Notes:**

**Quote valid for 30 days from sent date. After 30 days new quote must be issued for order. All Custom items are Non-Returnable and Non-Refundable. All non-custom orders are able to be returned from 30 days of customer receiving item with a 20% restocking fee. 1 year limited manufacture defect warranty on all items.**

If you have any questions regarding this quote please contact at 1-800-444-0305 ext. or feel free to email me at

**Please read, sign and fax back** your approval of this quote to 866-263-2456 in order for us to proceed.

\_\_\_\_\_  
 Signature Date

## **Tab 8**



# Hillsborough County Sheriff's Office Trespass Authorization Form



In accordance with Florida Statute 810.09, completion of this form authorizes the Hillsborough County Sheriff's Office, through its duly appointed personnel, to issue and enforce trespass warnings on behalf of the owner or agent of the listed property.

Property/  
Business Name: \_\_\_\_\_

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

I, \_\_\_\_\_ as owner / agent (circle one) of the above listed property, do  
(Print Name)  
hereby authorize sworn personnel of the Hillsborough County Sheriff's Office (HCSO) to issue trespass warnings on my behalf. In doing so, I have read and understood the following:

\_\_\_\_\_  
(Please Initial) Owners or their agents are responsible for issuing trespass warnings during hours of operation and at any other times when they are present. This authorization does not alter an owner/agent's ability to issue warnings as they deem appropriate.

\_\_\_\_\_  
(Please Initial) HCSO will only issue trespass warnings under this authority upon the determination that an individual presents a threat to public safety or welfare.

\_\_\_\_\_  
(Please Initial) Issuance of trespass warnings by the HCSO, will be at the sole discretion of the investigating deputy or his/her supervisor.

\_\_\_\_\_  
(Please Initial) HCSO shall not be held liable for any expenses or damages incurred by the property owner as a result of a deputy's decision not to issue a trespass warning.

\_\_\_\_\_  
(Please Initial) Change in ownership or agency requires new authorization.

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deputy Signature: \_\_\_\_\_ ABN: \_\_\_\_\_ Date: \_\_\_\_\_

District: \_\_\_\_\_ CRD Area: \_\_\_\_\_

## **Tab 9**



Craig Latimer  
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

| Community Development District | Number of Registered Electors |
|--------------------------------|-------------------------------|
| Waterset South CDD             | 1088                          |

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services

# Tab 10

**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    | <b>Board Supervisor, Chairman</b>            |
| Pete Williams  | <b>Board Supervisor, Vice Chairman</b>       |
| Deneen Klenke  | <b>Board Supervisor, Assistant Secretary</b> |
| John Blakley   | <b>Board Supervisor, Assistant Secretary</b> |
| Lynda McMorrow | <b>Board Supervisor, Assistant Secretary</b> |

Also, present were:

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

|          |             |
|----------|-------------|
| Audience | <b>None</b> |
|----------|-------------|

**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

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 revisions, for the Waterset South Community Development District.

77  
78 The Board tabled the proposal # 215058 from ULS.

79  
80 **C. District Counsel**

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

82  
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 ai 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  
107  
108  
109  
110  
111  
112  
113  
114  
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119  
120  
121

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.

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

**FOURTH ORDER OF BUSINESS**

**Business Items**

*Mr. Blakely left the meeting.*

**A. Presentation of 2025 Arbitrage Report**

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

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.

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

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

140

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

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

151 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.

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.

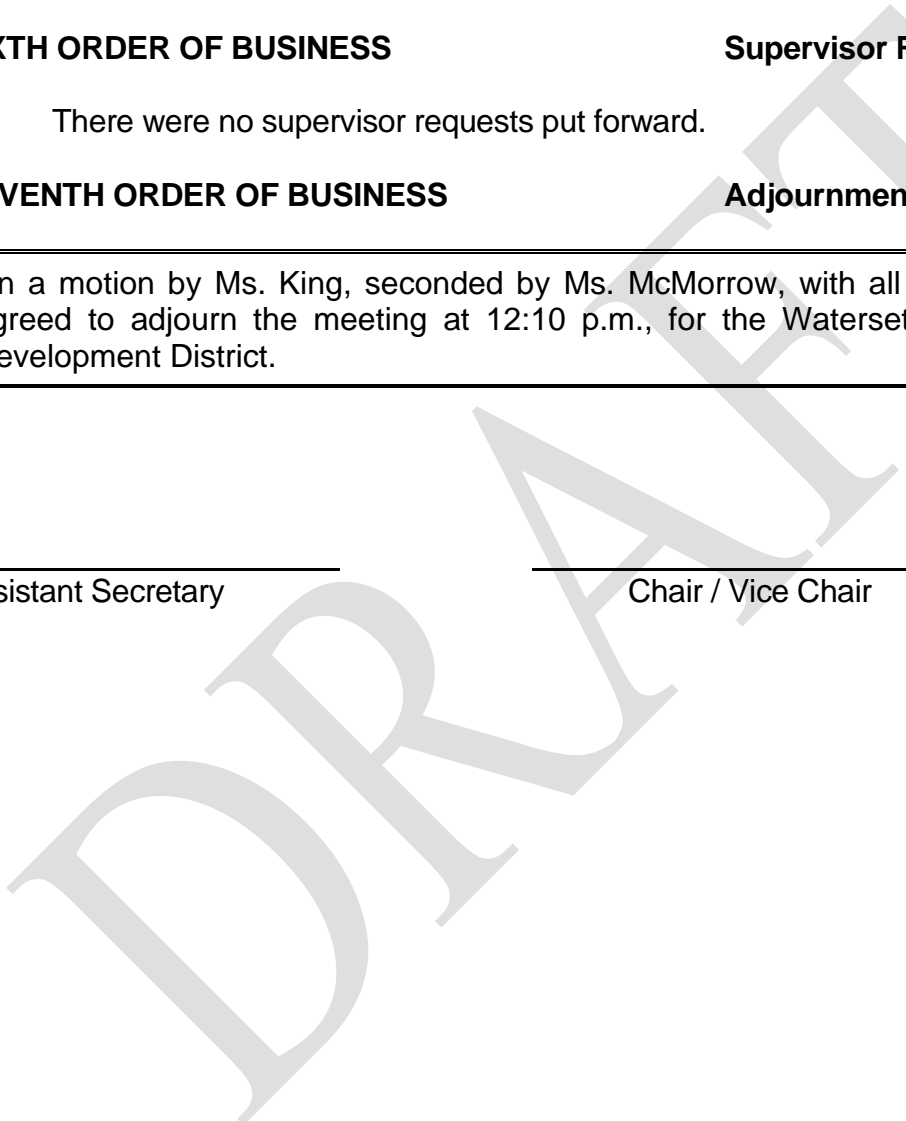
158  
159 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

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 11

# Waterset South Community Development District

---

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

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

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

## Operations and Maintenance Expenditures 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 -<br>Phases A, D1, & D2 02/26 | \$ 2,698.50           |
| Ballenger Landcare, LLC          | 100421              | 659                              | Irrigation Maintenance - Phase<br>G1 02/26           | \$ 702.00             |
| Castle Management,<br>LLC        | 100434              | INS-0126-335                     | Insurance Reimbursement<br>01/26                     | \$ 505.05             |
| Castle Management,<br>LLC        | 100408              | INS-1225-312                     | Insurance Reimbursement<br>12/25                     | \$ 271.85             |
| Castle Management,<br>LLC        | 100422              | MGT-020126-522                   | Contract Management Fees<br>02/26                    | \$ 500.00             |
| Castle Management,<br>LLC        | 100408              | PREIM01-09-26-285                | Payroll Period 12/20/25-<br>01/02/26                 | \$ 9,069.32           |
| Castle Management,<br>LLC        | 100429              | PREIM01-23-26-452                | Payroll Period 01/03/26-<br>01/16/26                 | \$ 9,248.33           |
| Castle Management,<br>LLC        | 100434              | PREIM02-06-26-159                | Payroll Period 01/17/26-<br>01/30/26                 | \$ 9,303.49           |
| City Wide Facility<br>Solutions  | 100423              | 32019038326                      | Janitorial Services 02/26                            | \$ 2,276.15           |
| F Peter Williams                 | 100432              | PW021226                         | Board of Supervisors Meeting<br>02/12/26             | \$ 200.00             |
| Frontier<br>Communications of FL | 20260219-1          | 813-634-3400-072525-5-<br>012526 | Internet Amenity C 02/26                             | \$ 248.01             |
| Hillsborough County<br>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<br>BOCC | 20260213-4          | 2351444373-021026     | Reclaim Water Services 01/26                      | \$ 176.63             |
| Hillsborough County<br>BOCC | 20260213-2          | 2643318705-012726     | Reclaimed Water Charge<br>01/26                   | \$ 335.63             |
| Hillsborough County<br>BOCC | 20260213-3          | 6145712597-020226     | Reclaim Water Services 01/26                      | \$ 153.13             |
| John C. Blakley             | 100433              | JB021226              | Board of Supervisors Meeting<br>02/12/26          | \$ 200.00             |
| Kutak Rock, LLP             | 100430              | 3690420               | General Counsel - Legal<br>Services 12/25         | \$ 3,693.50           |
| LLS Tax Solutions, Inc.     | 100424              | 004034                | Arbitrage Rebate Calculation<br>Series 2024 01/26 | \$ 500.00             |
| Republic Services           | 20260209-1          | 0696-001327820        | Waste Container 01/26                             | \$ 256.33             |
| Rizzetta & Company,<br>Inc. | 100412              | INV0000106616         | Accounting Services 02/26                         | \$ 6,144.08           |
| Sitex Aquatics, LLC         | 100425              | 10724-b               | Monthly Lake Maintenance<br>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 /<br>6160 Turnbuckle Dr 12/25 | \$ 616.78             |
| TECO                        | 20260212-1          | 221009547813-012126   | 6144 Turnbuckle Dr Maint<br>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,<br>Inc. | 100409              | 26-00222H             | Legal Advertising 01/26                              | \$ 50.31              |
| The Observer Group,<br>Inc. | 100426              | 26-00245H             | Legal Advertising 01/26                              | \$ 1,448.12           |
| The Observer Group,<br>Inc. | 100426              | 26-00279H             | Legal Advertising 01/26                              | \$ 61.25              |
| U.S. Bank                   | 100427              | 8052243               | Trustee Fees Series 2022<br>01/01/26-12/31/26        | \$ 4,256.13           |
| United Land Services        | 100431              | 183242                | Landscape Replacement<br>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<br>12/25         | \$ 1,028.64                 |
| United Land Services       | 100410              | 186630                | Monthly Landscape<br>Maintenance 01/26 | \$ 32,839.75                |
| United Land Services       | 100428              | 189304                | Monthly Landscape<br>Maintenance 02/26 | \$ 32,839.75                |
| Wahoo Pools Group,<br>Inc. | 100411              | 20251765              | Pool Maintenance 01/26                 | \$ 3,800.00                 |
| Wahoo Pools Group,<br>Inc. | 100435              | 20251966              | Pool Maintenance 02/26                 | \$ 3,800.00                 |
| Waterset Central CDD       | 20260211-1          | 020526-184            | Credit Card Reimbursement<br>02/26     | <u>\$ 2,506.17</u>          |
| <b>Total</b>               |                     |                       |  | <b><u>\$ 160,030.48</u></b> |

ACCURATE ELECTRONICS, INC.

# Invoice

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

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 12/31/2025 | 138742    |

|   |
|---|
| <b>Bill To</b>  |
| WATERSET SOUTH CDD<br>3434 COLWELL AVE STE 200<br>TAMPA, FL 33614 |

|   |
|---|
| <b>Ship To</b>  |
| FOUNDERS CLUB<br>6160 TURNBUCKLE DR<br>APOLLO BEACH, FL 33572 |

|              |        |
|--------------|--------|
| P.O. No.     | Terms  |
| HEIDI TORRES | Net 30 |

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

Thank you for your business.

|                |
|----------------|
| <b>Phone #</b> |
| 727-533-0295   |

|                         |          |
|-------------------------|----------|
| <b>Payments/Credits</b> | \$0.00   |
| <b>Balance Due</b>      | \$507.50 |

ACCURATE ELECTRONICS, INC.

# Invoice

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

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 1/5/2026 | 138765    |

|   |
|---|
| <b>Bill To</b>  |
| WATERSET SOUTH CDD<br>3434 COLWELL AVE STE 200<br>TAMPA, FL 33614 |

|   |
|---|
| <b>Ship To</b>  |
| FOUNDERS CLUB<br>6160 TURNBUCKLE DR<br>APOLLO BEACH, FL 33572 |

|              |        |
|--------------|--------|
| P.O. No.     | Terms  |
| HEIDI TORRES | Net 30 |

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

Thank you for your business.

|                |
|----------------|
| <b>Phone #</b> |
| 727-533-0295   |

|                         |                |
|-------------------------|----------------|
| <b>Payments/Credits</b> | \$0.00         |
| <b>Balance Due</b>      | <b>\$33.75</b> |



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   |
|---|
| Waterset South CDD<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                       |
|--|
| Waterset South CDD<br>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            |
| <b>Total</b>       | <b>\$2,252.00</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$2,252.00</b> |

| 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   |
|---|
| Waterset South CDD<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                       |
|--|
| Waterset South CDD<br>Apollo Beach, FL |

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$2,698.50        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$2,698.50</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$2,698.50</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                           |
|--|
| Waterset South CDD<br><br>Apollo Beach, FL |

| Description   | Qty / UOM | Rate | Ext. Price | Amount          |
|---|-----------|------|------------|-----------------|
| #488 - Irrigation Maintenance Agreement Phase G1 January 2026 |           |      |            | <b>\$702.00</b> |

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$702.00        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$702.00</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$702.00</b> |

| 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  |
|--|
| Wataset South CDD<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                      |
|---------------------------------------|
| Wataset South CDD<br>Apollo Beach, FL |

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

Broken lateral pipe

Wataset 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          |
| <b>Total</b>       | <b>\$424.91</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$424.91</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                       |
|--|
| Waterset South CDD<br>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          |
| <b>Total</b>       | <b>\$201.23</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$201.23</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

Invoice 626

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

| Property Address                       |
|--|
| Waterset South CDD<br>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          |
| <b>Total</b>       | <b>\$708.61</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$708.61</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

### Invoice 634

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

| Property Address                       |
|--|
| Waterset South CDD<br>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            |
| <b>Total</b>       | <b>\$1,359.54</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$1,359.54</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

Invoice 635

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

| Property Address                       |
|--|
| Waterset South CDD<br>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          |
| <b>Total</b>       | <b>\$873.27</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$873.27</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                      |
|---------------------------------------|
| Wataset South CDD<br>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          |
| <b>Total</b>       | <b>\$150.00</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$150.00</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                      |
|---------------------------------------|
| Wataset South CDD<br>Apollo Beach, FL |

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$2,252.00        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$2,252.00</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$2,252.00</b> |

| 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<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                      |
|---------------------------------------|
| Wataset South CDD<br>Apollo Beach, FL |

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$2,698.50        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$2,698.50</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$2,698.50</b> |

| 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   |
|---|
| Waterset South CDD<br>C/O Rizzetta & Co<br>3434 Colwell Ave, Ste 200<br>Tampa, FL 33614 |

| Property Address                       |
|--|
| Waterset South CDD<br>Apollo Beach, FL |

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$702.00        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$702.00</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$702.00</b> |

| 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**

| <b>Date</b> | <b>Description</b>                                | <b>Amount</b> |
|-------------|---|---------------|
| 01/31/2026  | Insurance Reimbursement<br>Gomez, Victoria M.     | \$214.20      |
| 01/31/2026  | Insurance Reimbursement<br>Torres, Heidi L.       | \$131.96      |
| 01/31/2026  | Insurance Reimbursement<br>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<br>Torres, Heidi ASTPM          | \$123.34 |
| 12/31/2025 | Insurance Reimbursement<br>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](mailto: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](https://frontier.com/billing) to learn more.

Total balance  
**\$248.01**  
Auto Pay is scheduled  
**Feb 18**



**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         |
| <b>Total services</b> | <b>\$94.99</b> | <b>\$248.01</b> |
| <b>Total balance</b>  |                | <b>\$248.01</b> |

**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](https://frontier.com) or the MyFrontier app.**

1050038136343400072525000000000000000248015



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

Billing Date:  
Jan 25, 2026

Billing Period:  
Jan 25 - Feb 24, 2026



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



Download the MyFrontier® app



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



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

| <b>Bundle</b>                  |     |                                    |                 |
|--------------------------------|-----|------------------------------------|-----------------|
| <b>Partial Monthly Charges</b> |     |                                    |                 |
| 12.29-01.24                    | (2) | SmartVoice Premium Seat            | \$54.00         |
| <b>Monthly Charges</b>         |     |                                    |                 |
| 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         |
| <b>Bundle Total</b>            |     |                                    | <b>\$203.97</b> |

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$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.

Frontier would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier has the right to share your customer proprietary network information (CPNI) among our affiliates. CPNI is information available to us solely by virtue of our relationship about your current telecommunications and interconnected VoIP services, how you use them, and the related billing of those services. Protecting the confidentiality of your CPNI is your right and our duty under federal law. You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit [frontier.com/resources/cpni](https://frontier.com/resources/cpni) Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to

| <b>Other Charges</b>           |     |  |               |
|--------------------------------|-----|--|---------------|
| <b>Partial Monthly Charges</b> |     |  |               |
| 12.29-01.24                    | (2) | Yealink T53W IP Phone with Power           | \$9.00        |
| <b>Monthly Charges</b>         |     |  |               |
| 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        |
| <b>Other Charges Total</b>     |     |  | <b>\$4.00</b> |

| <b>Taxes and Fees</b>       |     |   |                |
|-----------------------------|-----|---|----------------|
|                             |     | FCA Long Distance - Federal USF Surcharge | \$23.30        |
| <b>Federal Taxes</b>        |     |   | <b>\$23.30</b> |
|                             |     | 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         |
| <b>State Taxes</b>          |     |   | <b>\$16.74</b> |
| <b>Taxes and Fees Total</b> |     |   | <b>\$40.04</b> |

**Total current month charges \$248.01**



**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](https://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/](http://www.fcc.gov/) and in 16 CFR Part 310 at [www.ftc.gov/enforcement/rules](http://www.ftc.gov/enforcement/rules). Telemarketers can access the Do-Not-Call list at [www.telemarketing.donotcall.gov/](http://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

|  |                                     |                                |                               |
|--|-------------------------------------|--------------------------------|-------------------------------|
| <b>CUSTOMER NAME</b><br>WATERSET SOUTH CDD | <b>ACCOUNT NUMBER</b><br>1176030280 | <b>BILL DATE</b><br>01/22/2026 | <b>DUE DATE</b><br>02/12/2026 |
|--|-------------------------------------|--------------------------------|-------------------------------|

Service Address: 6160 TURNBUCKLE DR

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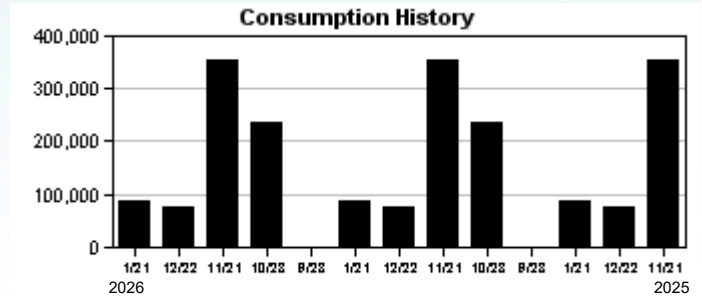
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 703527746    | 12/22/2025    | 4362          | 01/21/2026   | 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       |
| <b>Total Account Charges</b> | <b>\$1,391.50</b> |
| <b>AMOUNT DUE</b>            | <b>\$1,391.50</b> |



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1176030280



**ELECTRONIC PAYMENTS BY CHECK OR**

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

**THANK YOU!**



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

794 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 02/12/2026 |
| <b>AMOUNT DUE</b>  | \$1,391.50 |
| <b>AMOUNT PAID</b> |            |



0011760302809 00001391507



Hillsborough County Florida

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| 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    | <b>\$176.63</b> |
| <b>AMOUNT DUE</b>        | <b>\$176.63</b> |

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2351444373



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

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

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



**THANK YOU!**



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

2.374 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 03/03/2026 |
| <b>AMOUNT DUE</b>  | \$176.63   |
| <b>AMOUNT PAID</b> |            |



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

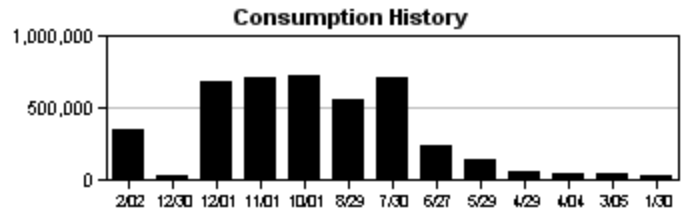
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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 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

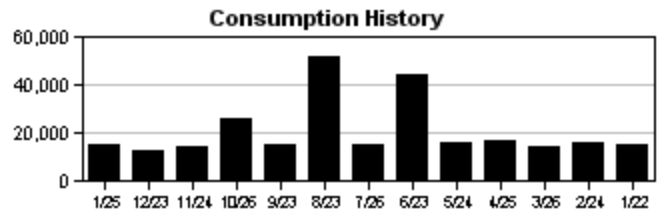
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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 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

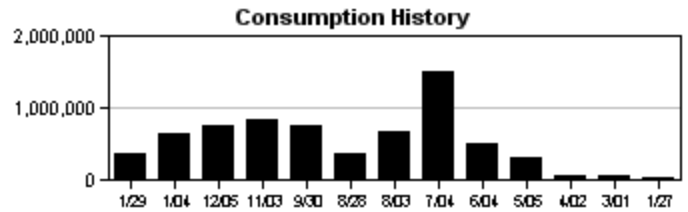
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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 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

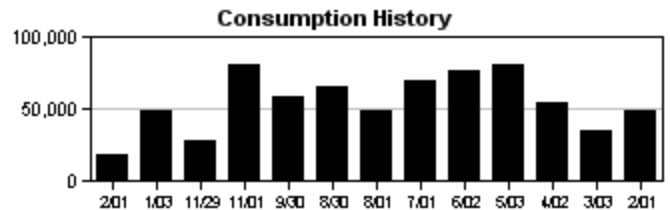
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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 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

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| 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

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| 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    | <b>\$335.63</b> |
| <b>AMOUNT DUE</b>        | <b>\$335.63</b> |

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **2643318705**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

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

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



**THANK YOU!**



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

4.935 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 02/17/2026 |
| <b>AMOUNT DUE</b>  | \$335.63   |
| <b>AMOUNT PAID</b> |            |



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

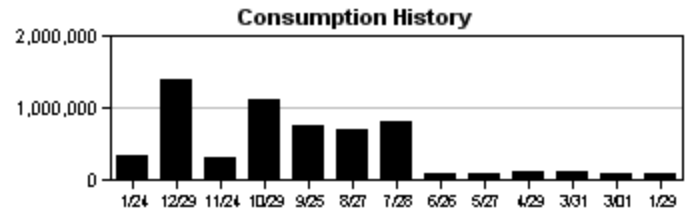
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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 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

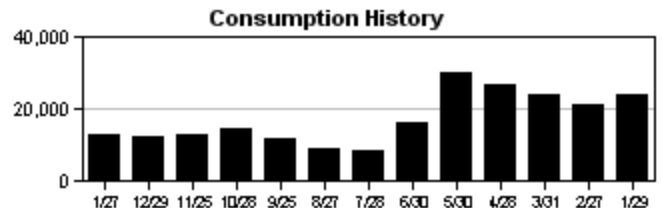
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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 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 |

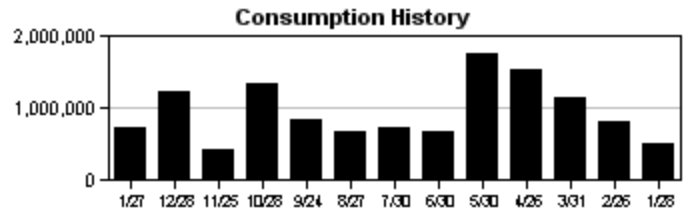
Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

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        |
| <b>Total Service Address Charges</b> | <b>\$233.37</b> |



Hillsborough County Florida

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

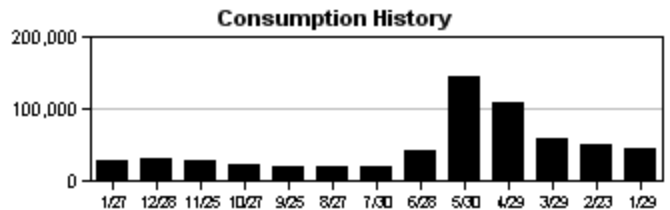
Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

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        |
| <b>Total Service Address Charges</b> | <b>\$11.27</b> |





Hillsborough County Florida

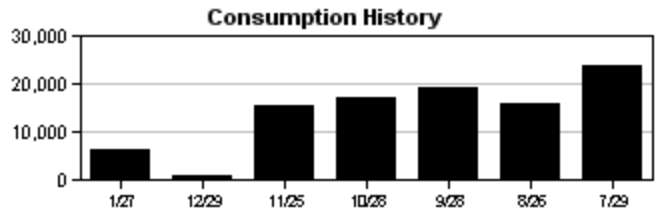
| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 01/27/2026 | 02/17/2026 |

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

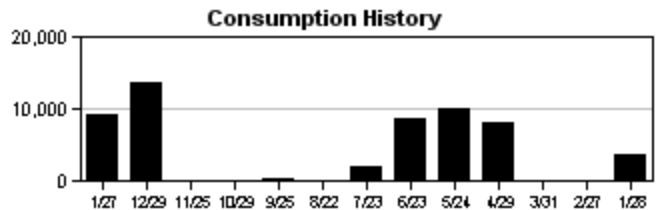
| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 01/27/2026 | 02/17/2026 |

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    | <b>\$153.13</b> |
| <b>AMOUNT DUE</b>        | <b>\$153.13</b> |

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6145712597**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

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

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



**THANK YOU!**



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

11.474 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 02/23/2026 |
| <b>AMOUNT DUE</b>  | \$153.13   |
| <b>AMOUNT PAID</b> |            |



0061457125971 00000153130



Hillsborough County Florida

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

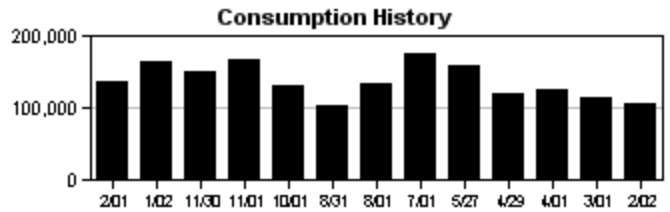
Service Address: 6288 HIDDEN BRANCH DR - COMM RCLM IRR1

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        |
| <b>Total Service Address Charges</b> | <b>\$39.04</b> |



Hillsborough County Florida

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

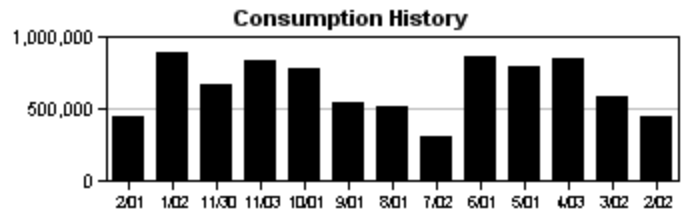
Service Address: 5261 COVINGTON DR - COMM RCLM IRRIG

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        |
| <b>Total Service Address Charges</b> | <b>\$94.80</b> |





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

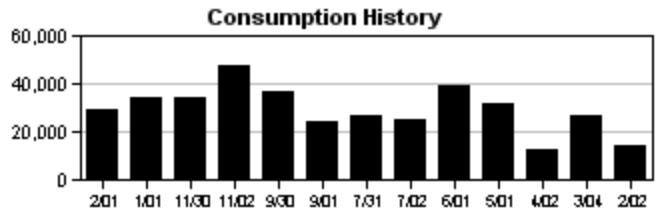
M-Page 3 of 3

| 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

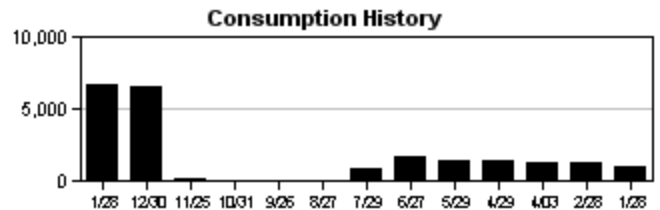
M-Page 3 of 3

| 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 – Rebtable Arbitrage Calculation for the period ended December 12, 2025. | 500.00 |
|---|--------|

---

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

|                                |  |
|--------------------------------|--|
| <b>Autopayment</b><br>\$256.33 | <b>Payment Due Date</b><br>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          |
|--|-----------|----------|------------|-----------------|
| <b>Waterset South 6160 Rurnbuckle Dr CSA A912823140</b>              |           |          |            |                 |
| <b>Apollo Beach, FL</b>  |           |          |            |                 |
| <b>1 Waste Container 6 Cu Yd, 1 Lift Per Week</b>                    |           |          |            |                 |
| <b>Disposal:SOUTHCO - CLASS 1</b>                                    |           |          |            |                 |
| 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         |
| <b>Administrative Fee</b>  |           |          |            | \$5.95          |
| <b>Total Fuel/Environmental Recovery Fee</b>                         |           |          |            | \$74.38         |
| <b>CURRENT INVOICE CHARGES, AutoPayment due on February 06, 2026</b> |           |          |            | <b>\$256.33</b> |

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

For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

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

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



**UNDERSTANDING YOUR BILL**

Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

**UNDERSTANDING OUR RATES, CHARGES, AND FEES**

Visit [Republicservices.com/customer-support/fee-disclosures](http://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](http://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](http://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](http://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<br>3434 Colwell Ave<br>Suite 200<br>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   |
|                                     |      | <b>Subtotal</b> | \$6,144.08 |
|                                     |      | <b>Total</b>    | \$6,144.08 |

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

# Invoice

| BILL TO  |
|--|
| Waterset South CDD<br>Rizzetta<br>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   |
|------|----------------------------|---|-----|----------|----------|
|      | <b>Aquatic Maintenance</b> | Monthly Lake Maintenance 23 Waterways             | 1   | 2,682.00 | 2,682.00 |
|      | <b>Aquatic Maintenance</b> | Monthly Lake Maintenance 8 Waterways: Ponds 24-31 | 1   | 1,118.00 | 1,118.00 |
|      | <b>Larvicide</b>           | Midge Larviciding for Pond #32                    | 1   | 360.00   | 360.00   |
|      | <b>Larvicide</b>           | 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          |
| <b>BALANCE DUE</b> | <b>\$4,620.00</b> |



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

Table with account summary: Current Service Period (Dec 31, 2025 - Jan 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.

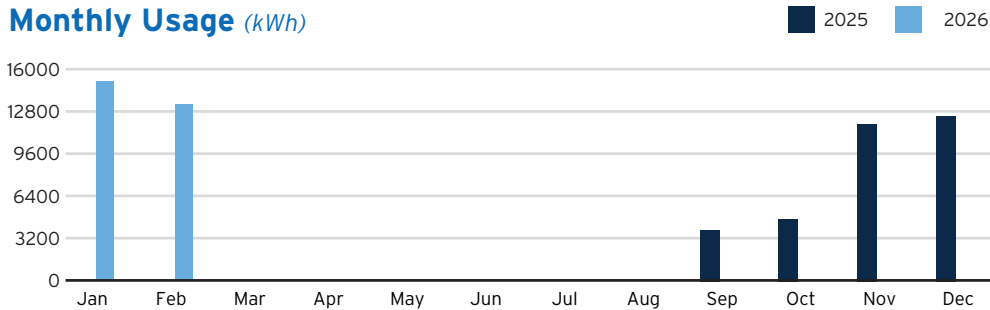


Your average daily kWh used was .22% lower than it was in your previous period.



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

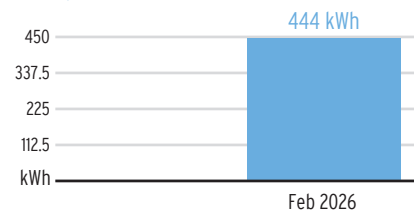
**Rate Schedule:** General Service Demand - Standard

| 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        |

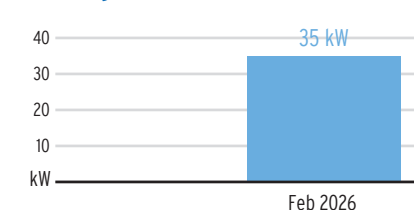
## Charge Details

| 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           |
| <b>Electric Service Cost</b>                     |                            | <b>\$1,629.58</b> |
| State Tax  |                            | \$137.70          |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                            | <b>\$1,767.28</b> |

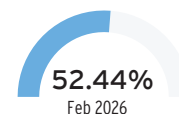
## Avg kWh Used Per Day



## 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**

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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877-588-1010
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813-275-3909

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**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

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

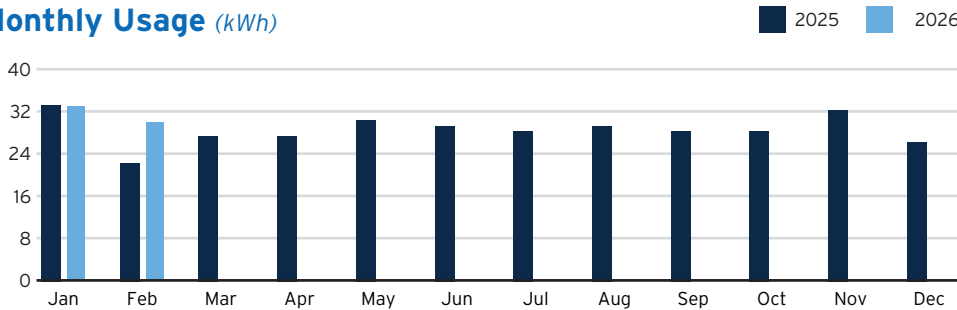
Your average daily kWh used was 42.86% higher than the same period last year.

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

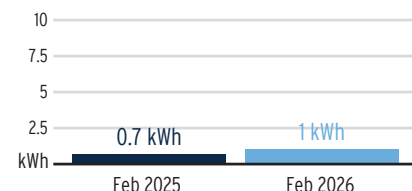
**Rate Schedule:** General Service - Non Demand

| 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         |
| <b>Electric Service Cost</b>                     |                        | <b>\$25.86</b> |
| State Tax  |                        | \$2.19         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$28.05</b> |

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

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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**

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

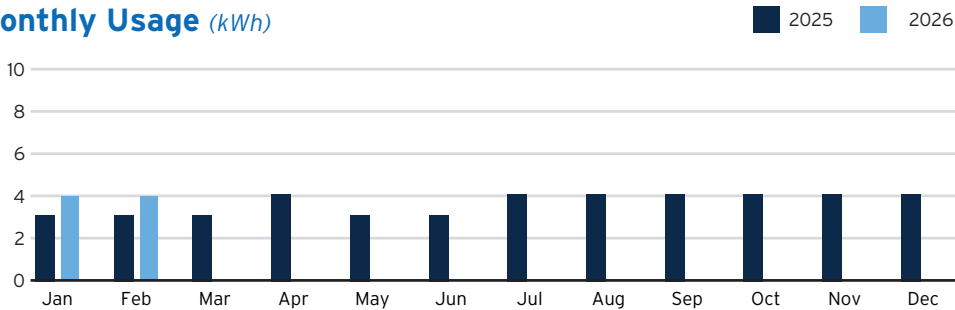
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

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

Scan here to view your account online.

**Monthly Usage (kWh)**



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

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



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

**Account #:** 221009083710  
**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](https://TampaElectric.com/Paperless) to enroll now.

**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

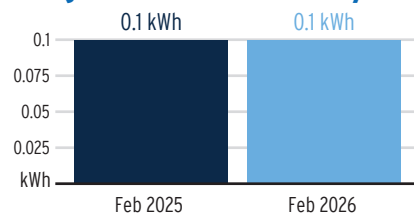
**Rate Schedule:** General Service - Non Demand

| 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         |
| <b>Electric Service Cost</b>                     |                       | <b>\$21.63</b> |
| State Tax  |                       | \$1.83         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$23.46</b> |

## 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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 Toll Free: **866-689-6469**
- All Other Correspondences:**  
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 P.O. Box 111  
 Tampa, FL 33601-0111

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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

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

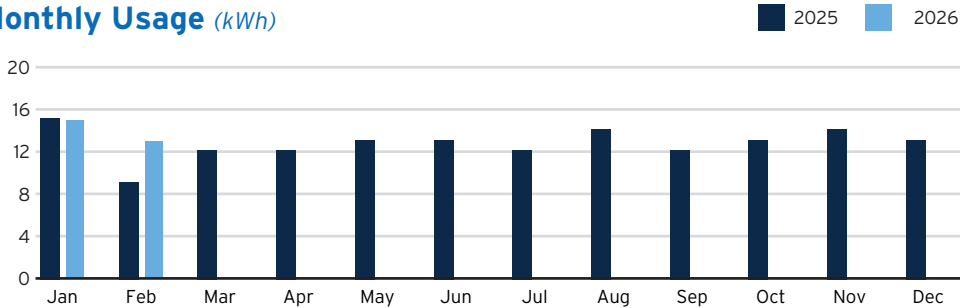
Your Energy Insight

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.

QR code and text: 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

Advertisement for 'An Audit You'll Love' featuring two men in a control room, with text: 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 #: 221009143712

Due Date: February 25, 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: \$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

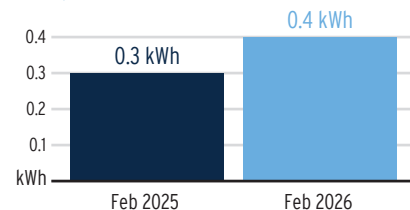
**Rate Schedule:** General Service - Non Demand

| 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

| <b>Electric Charges</b>                          |                        |                |
|--|------------------------|----------------|
| 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         |
| <b>Electric Service Cost</b>                     |                        | <b>\$23.10</b> |
| State Tax  |                        | \$1.95         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$25.05</b> |

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

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

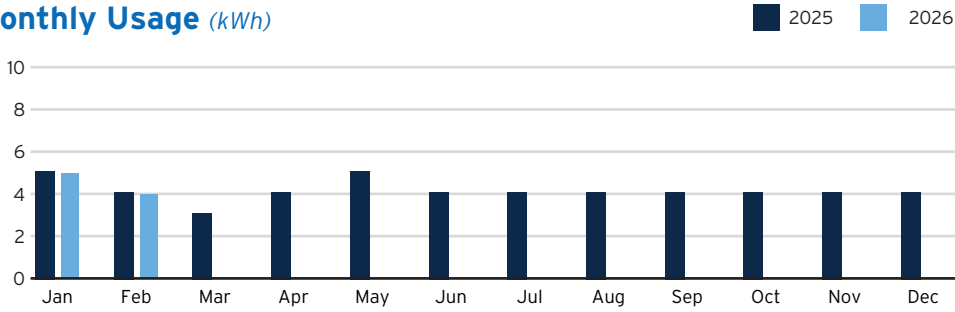
Your average daily kWh used was 0% higher than the same period last year.

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



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

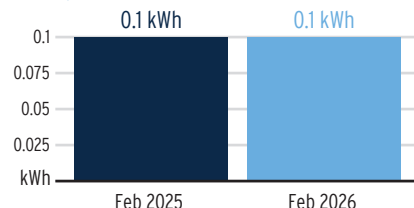
**Rate Schedule:** General Service - Non Demand

| 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         |
| <b>Electric Service Cost</b>                     |                       | <b>\$21.63</b> |
| State Tax  |                       | \$1.83         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$23.46</b> |

## 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](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
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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**  
 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**

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

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



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

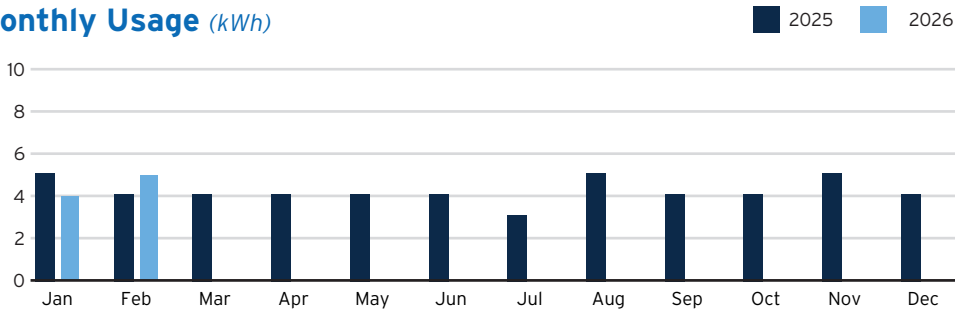


Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



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



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



**Account #:** 221009143738

**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](https://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

Make check payable to: TECO  
 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

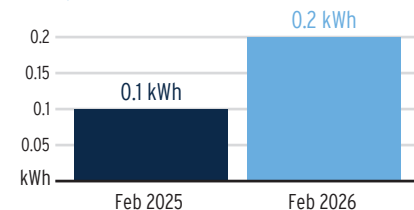
**Rate Schedule:** General Service - Non Demand

| 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         |
| <b>Electric Service Cost</b>                     |                       | <b>\$21.81</b> |
| State Tax  |                       | \$1.84         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$23.65</b> |

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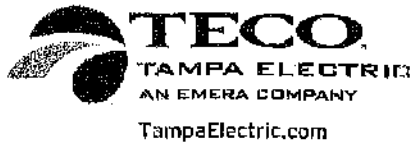
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- Energy-Saving Programs:** 813-275-3909

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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

IMPORTANT: IF YOU DO NOT PAY YOUR BILL BY THE DUE DATE, WE WILL BE FORCED TO TAKE ACTION TO RECOVER OUR DEBT.

Account Summary

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

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



BY: .....



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00008879-0014886-Page 1 of 4

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



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

Account #: 221009517212  
 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$616.78  
 Payment Amount: \$ \_\_\_\_\_

681013964247

Your account will be drafted on February 11, 2026



00008879 FTFCO103212682592910 00000 02 00000000 13648 002  
 WATERSET SOUTH CDD  
 C/O WOLF CREEK PH A, D1  
 3434 COLWELL AVE, STE 200  
 TAMPA, FL 33614-8390

Mall 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



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

**Rate Schedule:** Lighting Service

**Charge Details**

| <b>Electric Charges</b>   |                         |                 |
|---|-------------------------|-----------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 33 days</b> |                         |                 |
| 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         |
| <b>Lighting Charges</b>   |                         | <b>\$607.67</b> |

| <b>Other Fees and Charges</b>       |               |
|-------------------------------------|---------------|
| Lighting Late Payment Fee           | \$9.11        |
| <b>Total Other Fees and Charges</b> | <b>\$9.11</b> |

**Total Current Month's Charges \$616.78**

0000878 0014988 Page 2 of 4

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

**Ways To Pay Your Bill**

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**In-Person**  
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TECO  
P.O. Box 31318  
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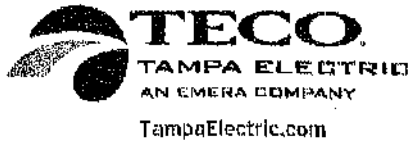
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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**Phone:**  
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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  
 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.

**Your Energy Insight**



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



**Account Summary**

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

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

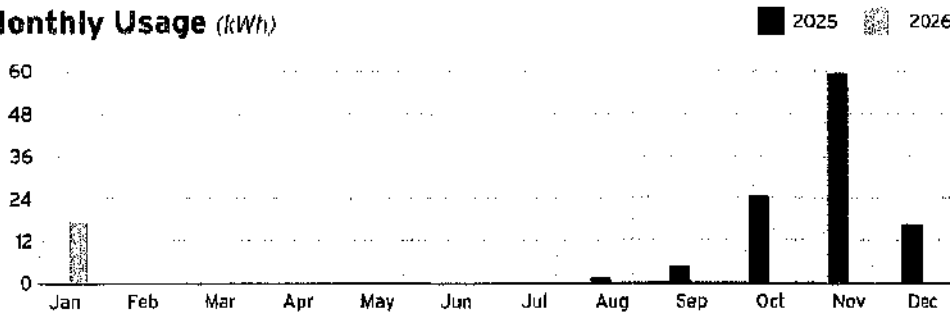
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**Monthly Usage (kWh)**



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



**Account #:** 221009547813

**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](http://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



**Meter Read**

Meter Location: MAINT

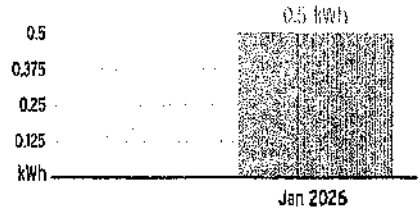
Service Period: Dec 13, 2025 - Jan 14, 2026

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**



00006879-0014887-Page 4 of 4

| <b>Electric Charges</b>                          |                        |                |
|--|------------------------|----------------|
| 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         |
| <b>Electric Service Cost</b>                     |                        | <b>\$25.10</b> |
| State Tax  |                        | \$2.12         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$27.22</b> |

| <b>Other Fees and Charges</b>       |               |
|-------------------------------------|---------------|
| Electric Late Payment Fee           | \$5.00        |
| <b>Total Other Fees and Charges</b> | <b>\$5.00</b> |

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

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**Ways To Pay Your Bill**

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Tampa, FL 33631-3318  
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Toll Free:  
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P.O. Box 111  
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- Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-566-1010  
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813-275-3909

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

Statement Date: February 04, 2026

|                                    |                |
|------------------------------------|----------------|
| <b>Amount Due:</b>                 | <b>\$24.52</b> |
| <b>Due Date:</b> February 25, 2026 |                |
| <b>Account #:</b> 221009609878     |                |

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


### Account Summary

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

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

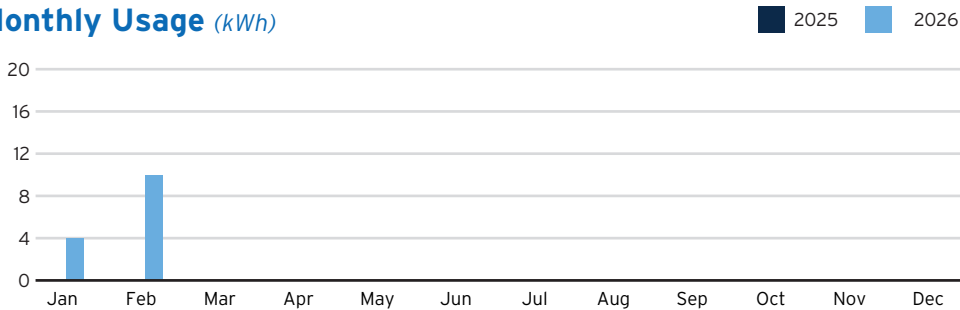


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

### Monthly Usage (kWh)



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



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

**Account #:** 221009609878  
**Due Date:** February 25, 2026



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

|                        |                |
|------------------------|----------------|
| <b>Amount Due:</b>     | <b>\$24.52</b> |
| <b>Payment Amount:</b> | \$ _____       |

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  
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**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

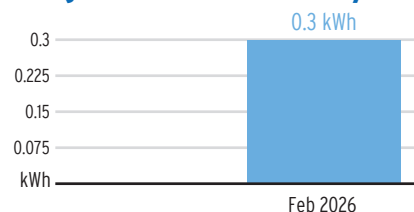
**Rate Schedule:** General Service - Non Demand

| 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

| <b>Electric Charges</b>                          |                        |                |
|--|------------------------|----------------|
| 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         |
| <b>Electric Service Cost</b>                     |                        | <b>\$22.61</b> |
| State Tax  |                        | \$1.91         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$24.52</b> |

## 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**

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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

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

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.



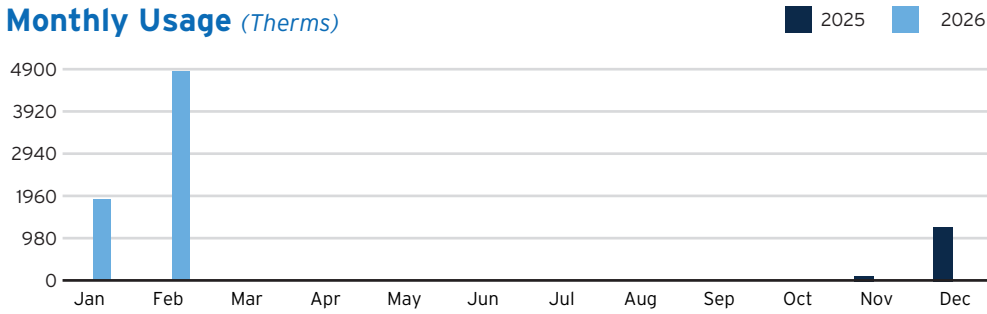
Scan here to view your account online.

**Get rebates on natural gas equipment**

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

Learn more at [PeoplesGas.com/BizRebates](https://PeoplesGas.com/BizRebates)

### Monthly Usage (Therms)



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

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



Account #: 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](https://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

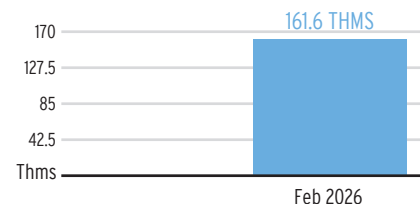
**Rate Schedule:** General Service 1 (GS1)

| 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          |
| <b>Natural Gas Service Cost</b>                     |                          |  | <b>\$8,154.04</b> |
| State Tax   |                          |  | \$564.24          |
| <b>Total Natural Gas Cost, Local Fees and Taxes</b> |                          |  | <b>\$8,718.28</b> |

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Residential Customer Care:

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All Other Counties)

### Online:

[PeoplesGas.com](http://PeoplesGas.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Hearing Impaired/TTY:**

7-1-1

**Natural Gas Outage:**

877-832-6747

**Natural Gas Energy**

**Conservation Rebates:**

877-832-6747

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

# 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<br><b>Notice of Regular Meeting</b><br>RE: Waterset South CDD Board of Supervisors Meeting on 2/12/26 at 10:00 AM<br>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         | ( )            |
| <b>Total</b> | <b>\$50.31</b> |

**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

**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  
26-00222H

# 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

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.

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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

# 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<br><b>Notice of Public Hearing and Regular Meeting</b><br>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<br>Published: 1/23/2026, 1/30/2026 | \$1,448.12 |
|---|------------|

### Important Message

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

|              |                   |
|--------------|-------------------|
| Paid         | ( )               |
| <b>Total</b> | <b>\$1,448.12</b> |

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

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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

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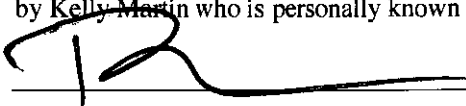
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
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

**CONSIDER IMPOSITION OF  
TAXES, BY THE  
DEVELOPMENT DISTRICT**

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

**OF THE WATERSSET SOUTH  
DEVELOPMENT DISTRICT**

The Waterset South Community Development District, at its regular public hearing on February 12, 2026, at 10:00 a.m., at the District Records Office, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571, considered the proposed special assessments and any other matters relating to the District. The meeting and hearings were held in accordance with the provisions of Chapter 197, Florida Statutes, and the provisions of the District Charter, and the following resolutions were adopted:

WHEREAS, the Board will hold a regular public hearing on the special assessments and any other matters relating to the District. The meeting and hearings will be held in accordance with the provisions of Chapter 197, Florida Statutes, and the provisions of the District Charter, and the following resolutions were adopted:

WHEREAS, the Board with respect to any matter which person will need a record of the proceedings, a verbatim record of the proceedings, and evidence upon which such appeal is to be based, shall file a copy of the same with the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571.

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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.

**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 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 \$170,635,000.00 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.

**PASSRD AND ADOPTED** this 8th day of January, 2026.

**ATTEST:**  
/s/ Stephanie DeLuna  
Secretary / Assistant Secretary  
**WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
Deneen Kelenik, 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





# 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<br><b>Notice of Special Meeting</b><br>RE: Waterset South CDD Board of Supervisors Meeting on 2/25/26 at 9:00 AM<br>Published: 1/30/2026 | \$61.25 |
|---|---------|

### Important Message

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

|              |                |
|--------------|----------------|
| Paid         | ( )            |
| <b>Total</b> | <b>\$61.25</b> |

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](mailto: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-8300 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        |
| <b>Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026</b> |          |          |                 | <b>\$3,950.00</b> |
| Incidental Expenses<br>01/01/2026 to 12/31/2026                          | 3,950.00 | 0.0775   |                 | \$306.13          |
| <b>Subtotal Incidental Expenses</b>                                      |          |          |                 | <b>\$306.13</b>   |
| <b>TOTAL AMOUNT DUE</b>  |          |          |                 | <b>\$4,256.13</b> |





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<br>2700 falkenburg Rd<br>riverview , FL 33578 |

| Property Address  |
|---|
| Waterset South CDD<br>Waterset Blvd<br>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            |
| <b>Total</b>       | <b>\$1,460.80</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$1,460.80</b> |



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<br>2700 falkenburg Rd<br>riverview , FL 33578 |

| Property Address  |
|---|
| Waterset South CDD<br>Waterset Blvd<br>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            |
| <b>Total</b>       | <b>\$1,028.64</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$1,028.64</b> |



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<br>2700 falkenburg Rd<br>riverview , FL 33578 |

| Property Address  |
|---|
| Waterset South CDD<br>Waterset Blvd<br>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           | <b>\$10,000 budget for the year to apply pest control to be invoiced month after application</b> | \$ 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             |
| <b>Total</b>       | <b>\$32,839.75</b> |
| Credits/Payments   | (\$0.00)           |
| <b>Balance Due</b> | <b>\$32,839.75</b> |



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<br>3434 Colwell Ave<br>Suite 200<br>Tampa, FL 33614 |

| Property Address  |
|---|
| Waterset South CDD<br>Waterset Blvd<br>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<br>(Billed Month After Services)<br>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           | <b>\$10,000 budget for the year to apply pest control to be invoiced month after application</b> | \$ 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             |
| <b>Total</b>       | <b>\$32,839.75</b> |
| Credits/Payments   | (\$0.00)           |
| <b>Balance Due</b> | <b>\$32,839.75</b> |

# 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](http://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<br>Supplies | Maintenance<br>& Repairs | Janitorial<br>Supplies | Office<br>Supplies |
|          |                |   |                   | 001-57200-<br>4619   | 001-57200-<br>4647       | 001-57200-<br>4707     | 001-57200-<br>5101 |
| Date     | Vendor Name    | Description   | Amount            |                      |                          |                        |                    |
| 12/22/25 | The Home Depot | Key Schlage, Doorstop, Combination Lock - WSS Purchase            | (257.11)          |                      | (257.11)                 |                        |                    |
| 12/26/25 | Amazon         | Drawer Storage Cabinet - WSS Purchase                             | (139.97)          |                      |                          |                        | (139.97)           |
| 12/29/25 | Amazon         | Plastic Sign Holders, Scissors, Copy Printer Paper - WSS Purchase | (434.33)          |                      |                          |                        | (434.33)           |
| 12/29/25 | Amazon         | Business Card Holder, Staples, Sticky Notes - WSS Purchase        | (33.98)           |                      |                          |                        | (33.98)            |
| 12/29/25 | Amazon         | Wooden Bookshelf - WSS Purchase                                   | (126.64)          |                      |                          |                        | (126.64)           |
| 01/05/26 | Amazon         | Grade Dog Waste Station Refill Roll Bags - WSS Purchase           | (281.66)          | (281.66)             |                          |                        |                    |
| 01/05/26 | Amazon         | Pens, Folders, Note Pad - WSS Purchase                            | (90.85)           |                      |                          |                        | (90.85)            |
| 01/06/26 | Amazon         | Desinfectant Concentrate, Mop Bucket Combo - WSS Purchase         | (103.97)          | (103.97)             |                          |                        |                    |
| 01/06/26 | Amazon         | Nitrile Gloves, Trash Bags - WSS Purchase                         | (153.76)          | (153.76)             |                          |                        |                    |
| 01/06/26 | Amazon         | Zip Ties, Mouse Pad, Laminator - WSS Purchase                     | (115.33)          |                      |                          |                        | (115.33)           |
| 01/06/26 | Amazon         | Vinegar Glass Cleaner, Cleaner Refill - WSS Purchase              | (66.52)           |                      |                          | (66.52)                |                    |
| 01/06/26 | Amazon         | Dog Refill Bags, Dustpan Set - WSS Purchase                       | (371.39)          | (371.39)             |                          |                        |                    |
| 01/06/26 | Amazon         | Wet Wipes, Cleaner Spray, Microfiber Towels - WSS Purchase        | (283.06)          | (283.06)             |                          |                        |                    |
| 01/16/26 | Amazon         | Power Adapter, Binder Clips - WSS Purchase                        | (47.60)           |                      |                          |                        | (47.60)            |
|          | <b>TOTAL</b>   | 001-10101-184   | <b>(2,506.17)</b> | <b>(1,193.84)</b>    | <b>(257.11)</b>          | <b>(66.52)</b>         | <b>(988.70)</b>    |



SOUTH

How doers  
get more done.

3730 SUN CITY CTR. BLVD  
SUNCITY CENTER FL 33573 (813)633-3161

6951 00003 97273 12/19/25 12:14 PM  
SALE CASHIER LEOJAZON

|  |        |
|--|--------|
| 736511500684 68SCHLAGEKEY <A><br>BRASS 68 KEY SCHLAGE<br>1104.97               | 54.67N |
| 736511500677 67WEISERKEY <A><br>BRASS 67 KEY WEISER<br>2004.97                 | 99.40N |
| 736511500950 95KEYSCHLAGE <A><br>BRASS 95 KEY SCHLAGE<br>504.97                | 24.85N |
| 074523224045 DOORSTOP <A><br>HEAVY DUTY DOORSTOP WALNUT 2 PACK<br>304.93       | 14.79N |
| 071649214493 1-9/16IN (40 <A><br>ML 1-9/16" 4-DIAL RESET COMBO LOCK<br>5012.68 | 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<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572<br>United States | Visa ending in 4993<br><a href="#">View related transactions</a> | Item(s) Subtotal: \$129.98<br>Shipping & Handling: \$19.99<br>Your Coupon Savings: -\$10.00<br>Total before tax: \$139.97<br>Estimated tax to be collected: \$0.00<br><b>Grand Total: \$139.97</b> |

**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<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572<br>United States | Visa ending in 4993<br><a href="#">View related transactions</a> | <table> <tr> <td>Item(s) Subtotal:</td> <td>\$468.31</td> </tr> <tr> <td>Shipping &amp; Handling:</td> <td>\$0.00</td> </tr> <tr> <td>Total before tax:</td> <td>\$468.31</td> </tr> <tr> <td>Estimated tax to be collected:</td> <td>\$0.00</td> </tr> <tr> <td><b>Grand Total:</b></td> <td><b>\$468.31</b></td> </tr> </table> | Item(s) Subtotal: | \$468.31 | Shipping & Handling: | \$0.00 | Total before tax: | \$468.31 | Estimated tax to be collected: | \$0.00 | <b>Grand Total:</b> | <b>\$468.31</b> |
| Item(s) Subtotal:  | \$468.31   |   |                   |          |                      |        |                   |          |                                |        |                     |                 |
| Shipping & Handling:   | \$0.00   |   |                   |          |                      |        |                   |          |                                |        |                     |                 |
| Total before tax:  | \$468.31   |   |                   |          |                      |        |                   |          |                                |        |                     |                 |
| Estimated tax to be collected:   | \$0.00   |   |                   |          |                      |        |                   |          |                                |        |                     |                 |
| <b>Grand Total:</b>  | <b>\$468.31</b>  |   |                   |          |                      |        |                   |          |                                |        |                     |                 |

## 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: YEEOCK

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<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572<br>United States | Visa ending in 4993<br><a href="#">View related transactions</a> | Item(s) Subtotal: \$126.64<br>Shipping & Handling: \$0.00<br>Total before tax: \$126.64<br>Estimated tax to be collected: \$0.00<br><b>Grand Total: \$126.64</b> |

## 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          |
| <b>Grand Total:</b>            | <b>\$281.66</b> |

## 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: Kazerite

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         |
| <b>Grand Total:</b>            | <b>\$90.85</b> |

### Arriving overnight 7 AM - 11 AM



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

6 \$10.72



Amazon Basics Gel Pens Fine Point Smooth Writing Pens, Retractable, Black, 0.7mm, 12 Pack

Sold by: Amazon.com

Supplied by: Other

2 \$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          |
| <b>Grand Total:</b>            | <b>\$103.97</b> |

### 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          |
| <b>Grand Total:</b>            | <b>\$153.76</b> |

### 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

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\* These Supplies are For South.  
South to reimburse Central \*

## Order Summary

Order placed January 6, 2026 Order # 112-7587067-1813804

### Ship to

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

|                                |                 |
|--------------------------------|-----------------|
| Item(s) Subtotal:              | \$118.33        |
| Shipping & Handling:           | \$2.99          |
| Free Shipping:                 | -\$2.99         |
| Your Coupon Savings:           | -\$3.00         |
| Total before tax:              | \$115.33        |
| Estimated tax to be collected: | \$0.00          |
| <b>Grand Total:</b>            | <b>\$115.33</b> |

### 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         |
| <b>Grand Total:</b>            | <b>\$66.52</b> |

## 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

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\*These Supplies are for South\*  
South to reimburse Central

## Order Summary

Order placed January 6, 2026    Order # 112-5756777-4485040

### Ship to

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

|                                |                 |
|--------------------------------|-----------------|
| Item(s) Subtotal:              | \$371.39        |
| Shipping & Handling:           | \$0.00          |
| Total before tax:              | \$371.39        |
| Estimated tax to be collected: | \$0.00          |
| <b>Grand Total:</b>            | <b>\$371.39</b> |

### Arriving Thursday



Ykimok 15 Rolls Transparent Clear Tape Refills for Dispenser, Sturdy Tape(Not Easily Tear), 0.7 Inch, 27.3 Yard, Perfect for Office, Home, School



Sold by: OrzJaw



Supplied by: Other

\$5.98



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Supplied by: Other

\$43.49



RMS 2-Pack 32 Inch Extra Long Grabber Reacher with Rotating Jaw - Mobility Aid Reaching Assist Tool (Yellow)

Sold by: My RMS Store

Supplied by: Other

\$34.99



kelamayi Upgrade Broom and Dustpan Set, Self-Cleaning with Dustpan Teeth, Indoor&Outdoor Sweeping, Ideal for Dog Cat Pets Home Use, Stand Up Broom and Dustpan (Gray&Orange)

Sold by: KYC Direct

Supplied by: Other

\$25.99

[Back to top](#)

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          |
| <b>Grand Total:</b>            | <b>\$283.06</b> |

### Arriving Thursday



Simple Green All-Purpose Cleaner Spray and Refill, Green, 3 Piece Set, Original, 1 Count

Sold by: Amazon.com

Supplied by: Other

\$24.99



Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use

Sold by: Innovent Inc

Supplied by: Other

2 \$94.55



AIDEA Microfiber Cleaning Cloth 100PK, Soft Absorbent Rags, Microfiber Towels for Cars, Kitchen Towels, Dusting Cloth for Home, Window, Cleaning Supplies, 12"x12"

Sold by: AIDEA Cleaning

Supplied by: Other

2 \$25.99



Caution Tape 2 Pack 3 inch x 1000 feet, Bright Yellow w/Bold Black Text, 3" Wide for Maximum Readability Strongest & Thickest Tape for Danger/Hazardous Areas

Sold by: MAX SUPPLY

Supplied by: Other

\$16.99

[Back to top](#)

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         |
| <b>Grand Total:</b>            | <b>\$47.60</b> |

## Delivered January 16

It was handed directly to a receptionist or someone at a front desk.



telehybrid Power Adapter Supply for Yealink Voip Phone for T54w T54S T52S T56A T57W T58A T58V T46U T46S T46G T48U T48G T48S T29G MP56 MP58, 5V 2A PS5V2000US

Sold by: Telehybrid Direct Store  
Return or replace items: Eligible through February 15, 2026  
\$8.45



Amazon Basics Sturdy Binder Clips for Office Use, 96 Count (8 Pack of 12), Medium, 1.25 in, Black

Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through February 15, 2026  
\$6.99



SNOW COOLER Pen Holder Mesh Pencil Holder Metal Pen Holder Cup Pencil Cup Holder for Desk Office Pen Organizer Black, 4 Pack

Sold by: Snow Cooler  
Return or replace items: Eligible through February 15, 2026  
\$13.99



Amazon Basics No. 1 Paper Clips, Smooth, 1000 Count (10 Pack of 100), Silver

Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through February 15, 2026  
\$6.71



Amazon Basics Disinfecting Wipes, Lemon & Fresh Scent, Sanitizes/Cleans/Disinfects/Deodorizes, 340 Count (4 Packs of 85)

Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through February 15, 2026  
\$11.46

[Back to top](#)

**From:** [Katria Parodi](#)  
**To:** [Karla Pena](#)  
**Cc:** [Stephanie DeLuna](#); [Heldy 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-fdcb7b50bab.png](#)  
[signaturecommendation\(2\)\\_1567fa83-d687-49de-a632-308a636f23e3.png](#)  
[3271\\_001.pdf](#)

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon Karla,

Please see attached receipts totaling \$1,094.03. These are supplies needed for the Founders club (Waterset south CDD) which were 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,



**Katria Parodi**

Property Manager | Castle Group  
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive., Apollo Beach, FL 33572  
[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)  
P: 813-677-2114



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**From:** [Katiria Parodi](#)  
**To:** [Karla Pena](#)  
**Cc:** [Stephanie DeLuna](#); [Heldy 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-fdcb7b50bab.png](#)  
[signaturecommendation\(2\)\\_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](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)  
P: 813-677-2114



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**From:** [Katria Parodi](#)  
**To:** [Karla Pena](#); [Stephanie DeLuna](#)  
**Cc:** [Hedy Torres](#)  
**Subject:** [EXTERNAL]Waterset South CDD - Expenses  
**Date:** Tuesday, December 23, 2025 11:09:50 AM  
**Attachments:** [2025signature\\_2298:9c0-9578\\_463f-a7f3-fdcb7b50bab.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 Paradiso Drive., Apollo Beach, FL 33572  
[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)  
P: 813-677-2114



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# Waterset South Community Development District

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District Office · Riverview, Florida · (813)-533-2950  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

## Operations and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented:        **\$55,958.12**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Waterset South Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u>                  | <u>Check Number</u> | <u>Invoice Number</u>    | <u>Invoice Description</u>            | <u>Invoice Amount</u> |
|-------------------------------------|---------------------|--------------------------|---------------------------------------|-----------------------|
| Brandon Glass & Mirror Co., Inc.    | 100446              | 031726-184               | Mirror Installation Deposit 03/26     | \$ 941.88             |
| Castle Management, LLC              | 100441              | MGT-030126-521           | Contract Management Fees 03/26        | \$ 500.00             |
| Castle Management, LLC              | 100441              | PREIM02-20-26-304        | Payroll Period 01/31/26-02/13/26      | \$ 9,801.09           |
| Castle Management, LLC              | 100441              | PREIM12-26-25-143        | Payroll Period 12/06/25-12/19/25      | \$ 8,793.11           |
| City Wide Facility Solutions        | 100438              | 32019037658              | Janitorial Services 01/26             | \$ 2,276.15           |
| City Wide Facility Solutions        | 100442              | 32019039011              | Janitorial Services 03/26             | \$ 2,276.15           |
| City Wide Facility Solutions        | 100442              | 52019011128              | Janitorial Supplies 01/26             | \$ 580.10             |
| F Peter Williams                    | 100436              | PW022526                 | Board of Supervisors Meeting 02/25/26 | \$ 200.00             |
| Frontier Communications of FL       | 20260323-1          | 81363434000725255-022526 | Internet Amenity C 03/26              | \$ 162.54             |
| Hillsborough County Board of County | 100439              | 2025003796               | Annual/Periodic Fire Inspection 01/26 | \$ 55.00              |
| Hillsborough County BOCC            | 20260317-1          | 1176030280-022026        | Water Charge Utility 02/26            | \$ 1,132.00           |
| Hillsborough County BOCC            | 20260317-4          | 2351444373-030426        | Reclaim Water Services 02/26          | \$ 275.58             |
| Hillsborough County BOCC            | 20260317-2          | 2643318705-022626        | Reclaimed Water Charge 02/26          | \$ 524.83             |

# Waterset South Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u>          | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>               | <u>Invoice Amount</u> |
|-----------------------------|---------------------|-----------------------|--|-----------------------|
| Hillsborough County<br>BOCC | 20260317-3          | 6145712597-030326     | Reclaim Water Services 02/26             | \$ 187.27             |
| Jeffrey Allen, Inc.         | 100447              | 031726-184            | 25% Down on Club Car 03/26               | \$ 5,118.86           |
| John C. Blakley             | 100437              | JB022526              | Board of Supervisors Meeting<br>02/25/26 | \$ 200.00             |
| Kutak Rock, LLP             | 100443              | 3704044               | General Counsel 01/26                    | \$ 2,538.50           |
| Republic Services           | 20260310-1          | 0696-001334744        | Waste Container 02/26                    | \$ 246.72             |
| Rizzetta & Company,<br>Inc. | 100440              | INV0000107433         | Accounting Services 03/26                | \$ 5,679.64           |
| Sitex Aquatics, LLC         | 100444              | 10829-b               | Monthly Lake Maintenance<br>03/26        | \$ 4,380.00           |
| TECO                        | 20260327-4          | 211035337917-030526   | Electric Charge 02/26                    | \$ 1,556.80           |
| TECO                        | 20260327-9          | 221009083702-030526   | Electric Charges 02/26                   | \$ 25.29              |
| TECO                        | 20260327-7          | 221009083710-030526   | Electric Charges 02/26                   | \$ 21.26              |
| TECO                        | 20260327-3          | 221009143712-030526   | Electric Charges 02/26                   | \$ 22.66              |
| TECO                        | 20260327-6          | 221009143720-030526   | Electric Charges 02/26                   | \$ 21.26              |
| TECO                        | 20260327-5          | 221009143738-030526   | Electric Charges 02/26                   | \$ 21.26              |

# Waterset South Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u>          | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                                   | <u>Invoice Amount</u>      |
|-----------------------------|---------------------|-----------------------|--|----------------------------|
| TECO                        | 20260313-1          | 221009517212-021926   | Electric Charges 01/26                                       | \$ 607.67                  |
| TECO                        | 20260327-8          | 221009541097-030526   | Electric Charges 02/26                                       | \$ 1.69                    |
| TECO                        | 20260313-2          | 221009547813-021926   | Electric Charges 01/26                                       | \$ 24.49                   |
| TECO                        | 20260327-2          | 221009609878-030526   | Electric Charges 02/26                                       | \$ 21.79                   |
| TECO Peoples Gas            | 20260327-1          | 221009546666-030526   | Natural Gas 02/26  | \$ 7,236.74                |
| The Observer Group,<br>Inc. | 100445              | 26-00701H             | Legal Advertising 03/26                                      | \$ 341.24                  |
| The Observer Group,<br>Inc. | 100445              | 26-00767H             | Legal Advertising 03/26                                      | \$ 50.31                   |
| Waterset Central CDD        | 20260311-2          | 030526                | Reimburse Waterset Central<br>for PC Consultants for Invoice | \$ 84.37                   |
| Waterset Central CDD        | 20260311-1          | 030526-184            | Reimburse Waterset Central<br>for PC Consultants for Invoice | <u>\$ 51.87</u>            |
| <b>Total</b>                |                     |                       |  | <b><u>\$ 55,958.12</u></b> |

# WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

## Check Request

Amount: \$941.88

Date: 03/17/2026

Payable To: Brandon Glass & Mirror Co., Inc.

Address: 504 N Parsons Ave Brandon FL 33510

Reason: Mirror Installation Deposit

Requestor: Karla Pena (Staff Accountant)

Directions for Check: 184-001-57200-4647

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

**Lic# SP14231**

**504 N. PARSONS AVE,  
BRANDON, FL 33510**

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

**Fed. ID# 591790621**

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

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

| Qty   | Part    | Thickness | Description                       | List   | Price  | Total  |
|---|---------|-----------|-----------------------------------|--------|--------|--------|
| MEASURED BY TIM 02/24/2026  |         |           |                                   |        |        |        |
| CLUB HOUSE MIRROR QUOTE<br>ADDRESS- 6160 TURNBUCKLE DR<br>APOLLO BEACH FL 33572   |         |           |                                   |        |        |        |
| INSTALL 3 MIRRORS ON WALL ABOVE OUTLETS<br>& BELOW THE FAN . CUT OUT FOR WHITE SWITCH IN THE<br>MIRROR BELOW THE FAN<br>OPENING 84 X 58 |         |           |                                   |        |        |        |
| 2   | MR1/4   | 1/4       | 42 X 58 CLEAR MIRROR              | 271.35 | 271.35 | 542.70 |
| 2   | A2      |           | (All) SEAMED EDGE                 |        |        |        |
| 1   | A1      |           | (Left, Right) POLISHED EDGES      |        |        |        |
| 34  | JMMBLK  |           | J MOLD MATTE BLACK PER FT         | 6.61   | 6.61   | 224.74 |
| 1   | CUTOUT  |           | CUTOUT FOR SW/RECEPTACLE (SINGLE) | 50.00  | 50.00  | 50.00  |
| 1   |         |           | MIRRORED SWITCH PLATE             | 15.00  | 15.00  | 15.00  |
| -----   |         |           |                                   |        |        |        |
| 1   | MR1/4   | 1/4       | 36-5/8 X 58 CLEAR MIRROR          | 235.34 | 235.34 | 235.34 |
| 1   | A2      |           | (All) SEAMED EDGE                 |        |        |        |
| 16  | JMMBLK  |           | J MOLD MATTE BLACK PER FT         | 6.61   | 6.61   | 105.76 |
| 3   | SLABOR  |           | SHOP LABOR                        | 25.00  | 25.00  | 75.00  |
| 1   | MASTICG |           | GALLON MASTIC                     | 125.21 | 125.21 | 125.21 |
| 1   | S/C     |           | LABOR RATE                        | 510.00 | 510.00 | 510.00 |

**EAMIL - SDLUNA@ROZZETTA.COM  
ALT - CHRISTIE # 892-4876  
ALT EMAIL - CGARGARO@RIZZETTA.COM**

**SPECIAL INSTRUCTIONS**

All material sold on this workorder/invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission.

No returns will be authorized for tempered, special orders or cut flat glass.

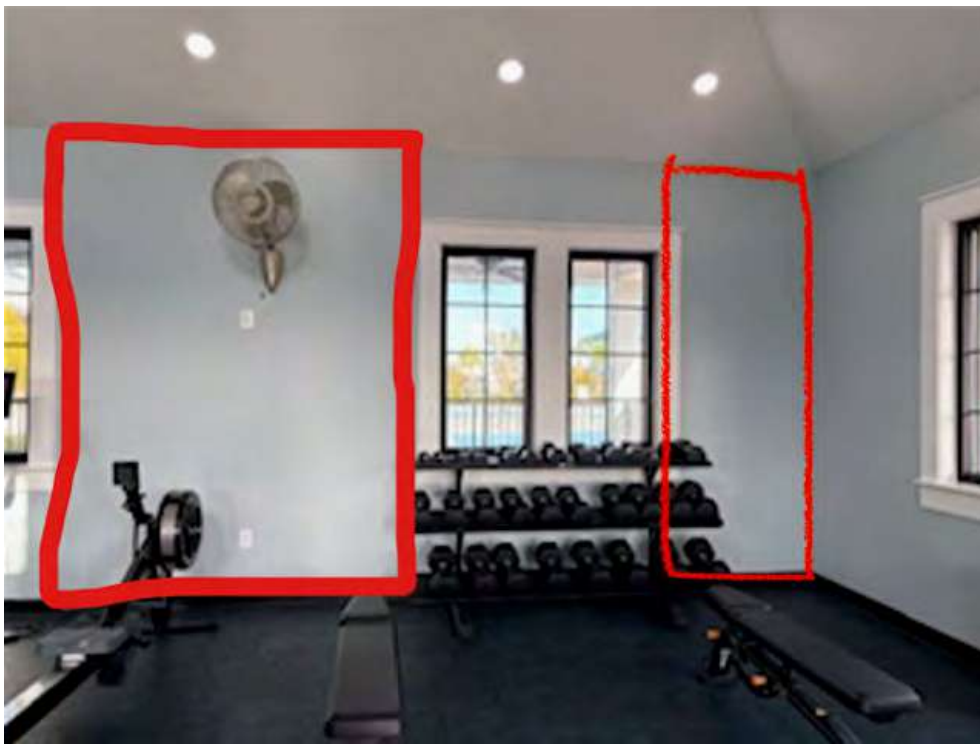
50% deposit is required on all orders. Balance of payment is due upon completion of the workorder and/or receipt of this invoice.

A service charge of 1.5% per month (18.00% annum) will be added to past due accounts.

Terms of payment are 0 days from invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.

**3/16/2026**

|              |                |
|--------------|----------------|
| Subtotal     | 1883.75        |
| Labor        | 0.00           |
| Tax          | 0.00           |
| <b>Total</b> | <b>1883.75</b> |
| Balance      | 1883.75        |



**From:** [Katiria Parodi](#)  
**To:** [Karla Pena](#); [Stephanie DeLuna](#)  
**Subject:** Re: [EXTERNAL]Waterset South CDD - Question  
**Date:** Tuesday, March 17, 2026 10:20:51 AM  
**Attachments:** [codetwo-icons\\_favicon\\_23d57c27-7412-46fe-bab5-4340c395a521.png](#)  
[058\\_line\\_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png](#)  
[codetwo-icons\\_website\\_f73d61da-c0cf-4d19-971b-213081e6f6ee.png](#)  
[codetwo-icons\\_facebook\\_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png](#)  
[codetwo-icons\\_linkedin\\_119a57b3-f5e7-4143-864d-b338279d88e6.png](#)  
[codetwo-icons\\_youtube\\_2a2c685a-6c10-409b-b2e2-704831a0685e.png](#)  
[districtsbanner\\_ddbd469b-3492-434c-a142-e97092d15c97.png](#)  
[2025signature\\_2298c9c0-9578-463f-a7f3-fdcdb7b50bab.png](#)  
[signaturerecommendation\(2\)\\_1567fa83-d687-49de-a632-308a636f23e3.png](#)  
[2025signature\\_2298c9c0-9578-463f-a7f3-fdcdb7b50bab.png](#)  
[signaturerecommendation\(2\)\\_1567fa83-d687-49de-a632-308a636f23e3.png](#)

50% please.



**Katiria Parodi**  
Property Manager | Castle Group  
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive,, Apollo Beach, FL 33572  
[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)  
P: 813-677-2114



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**From:** Karla Pena <[KPen@rizzetta.com](mailto:KPen@rizzetta.com)>  
**Sent:** Tuesday, March 17, 2026 10:18 AM  
**To:** Katiria Parodi <[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com)>; Stephanie DeLuna <[SDeLuna@rizzetta.com](mailto:SDeLuna@rizzetta.com)>  
**Subject:** FW: [EXTERNAL]Waterset South CDD - Question

**This Message Is From an External Sender**  
This message came from outside your organization.  
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Seems like we have it in our system. What amount are we paying for deposit?

**Karla Pena**  
Staff Accountant II  
**Rizzetta & Company**  
813.933.5571  
[KPen@rizzetta.com](mailto:KPen@rizzetta.com)



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**From:** Katiria Parodi <[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com)>  
**Sent:** Tuesday, March 17, 2026 10:12 AM  
**To:** Karla Pena <[KPen@rizzetta.com](mailto:KPen@rizzetta.com)>  
**Cc:** Stephanie DeLuna <[SDeLuna@rizzetta.com](mailto:SDeLuna@rizzetta.com)>  
**Subject:** Re: [EXTERNAL]Waterset South CDD - Question

It would be for Brandon glass and mirror. Would you be able to check and see if you have them in the system as a vendor?

Thank you!



**Katiria Parodi**  
Property Manager | Castle Group  
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive., Apollo Beach, FL 33572  
[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)  
P: 813-677-2114



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**From:** Karla Pena <KPen@rizzetta.com>  
**Sent:** Tuesday, March 17, 2026 10:02 AM  
**To:** Katiria Parodi <kparodi@castlegroup.com>  
**Cc:** Stephanie DeLuna <SDeLuna@rizzetta.com>  
**Subject:** RE: [EXTERNAL]Waterset South CDD - Question

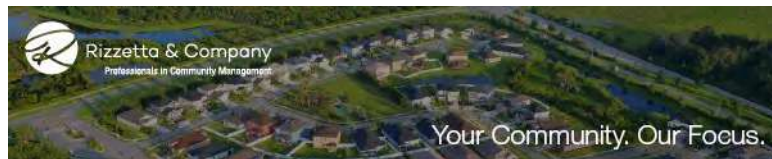
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This message came from outside your organization.  
When in doubt, please contact the IT department.

[Report Suspicious](#)

You can send me a quote and I will create a check request. Include the instructions in this email and also need the vendor's W-9 if it is a new vendor for the district.

Thanks!

**Karla Pena**  
Staff Accountant II  
**Rizzetta & Company**  
813.933.5571  
[KPen@rizzetta.com](mailto:KPen@rizzetta.com)



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**From:** Katiria Parodi <kparodi@castlegroup.com>  
**Sent:** Tuesday, March 17, 2026 9:48 AM  
**To:** Karla Pena <KPen@rizzetta.com>  
**Subject:** [EXTERNAL]Waterset South CDD - Question

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Karla,

Just a quick question. I have a vendor who was approved to perform work and requires a deposit however, their system does not allow them to generate an invoice until the deposit has been paid.

Am I correct that payment cannot be processed using a quote, or is there a workaround in this situation?

Thank you!



**Katiria Parodi**

Property Manager | Castle Group

Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive., Apollo Beach, FL 33572

[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)

P: 813-677-2114



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

**Document No:**MGT-030126-521  
**Document Date:**03/01/2026

**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: 32019037658  
 Our Order No. 31019200119  
 Invoice Date: 1/1/2026  
 Due Date: 1/11/2026

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        |            |
|--------|-----------------------------|----------------|--------------------|-----|----------------------|------------|
|        | 01019200109                 | Seymour Wright | Net 10 days        |     | 01/01/26 to 01/31/26 |            |
| 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**



# INVOICE

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

**Total Due: \$2,276.15**

Invoice Number: 32019039011  
 Our Order No. 31019200119  
 Invoice Date: 3/1/2026  
 Due Date: 3/31/2026

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  
 3434 colwell Avenue suite 200  
 tampa, FL 33614  
 USA

| PO #   | Customer ID                 | FSM            | Payment Terms      |     | Service Dates        |            |
|--------|-----------------------------|----------------|--------------------|-----|----------------------|------------|
|        | 01019000345                 | Seymour Wright | Net 30 days        |     | 03/01/26 to 03/31/26 |            |
| 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     |

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**CLICK THE LINK BELOW**  
<https://www.e-billexpress.com/ebpp/gocitywide/>

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



# INVOICE

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

**Total Due: \$580.10**

Invoice Number: 52019011128  
 Our Order No. 51019010093  
 Invoice Date: 1/23/2026  
 Due Date: 2/22/2026

Phone: 727-940-5873 ext 0  
 Email: [tbaccounting@gocitywide.com](mailto: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   |               |            |
| Item # | Description | Contract / Order # | Qty           | Unit Price    | Ext. Price |

|                  |  |  |   |        |        |
|------------------|--|--|---|--------|--------|
| FLEX10802N       | DISINFECTANT LARGE WIPES<br>(800/BOX) 4/CASE                                       |  | 1 | 216.27 | 216.27 |
| DPS-RJ-965013    | Empress Elite Toilet Paper, 2-ply,<br>4.5"x3.25", 500 sheets/roll, 96/case         |  | 1 | 100.00 | 100.00 |
| DPS-HDL-24X3108  | LINER HI-D 24X31 8MIC CLR<br>1000/CS   |  | 1 | 45.00  | 45.00  |
| DPS-LD-EC385817K | LINER LOW-D 38X58 1.7 BLK 100/CS   |  | 1 | 58.35  | 58.35  |
| DPS-SCA-MB579    | Tork Xpress® Soft Multifold Hand<br>Towel, White, 135 sheets/pack,<br>16/case (H2) |  | 2 | 60.00  | 120.00 |

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

**Subtotal: 539.62**  
**Sales Tax: 40.48**

**Total Due: \$580.10**

**Waterset South CDD**

**Meeting Date: February 25, 2026**

| <b>Name of Board Supervisor</b> | <b>Check if paid</b> |
|---------------------------------|----------------------|
| Deneen Klenke*                  |                      |
| Pete Williams                   | X                    |
| John Blakley                    | X                    |
| Lynda McMorro <sup>w</sup> *    |                      |
| Amanda King *                   |                      |

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

|                     |        |
|---------------------|--------|
| Meeting Start Time: | 9:02am |
| Meeting End Time:   | 9:18am |
| Total Meeting Time: | 16min  |

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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




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

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 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](https://frontier.com/billing) to learn more.



Total balance  
**\$162.54**  
Auto Pay is scheduled  
**Mar 21**



**Bill history**

|                                       |           |
|---------------------------------------|-----------|
| Previous balance                      | \$248.01  |
| Payment received by Feb 25, thank you | -\$248.01 |

**Service summary**

|   | Previous month  | Current month   |
|---|-----------------|-----------------|
|  Bundle         | \$203.97        | ↓\$149.97       |
|  Other          | \$4.00          | ↓-\$5.00        |
|  Taxes and Fees | \$40.04         | ↓\$17.57        |
| <b>Total services</b>   | <b>\$248.01</b> | <b>\$162.54</b> |

**Total balance** **\$162.54**

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

6790 0107 DY RP 25 02252026 NNNNNNNN 01 964550

**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](https://frontier.com) or the MyFrontier app.**

405005813634340007252500000000000000000000162545



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

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**



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



Download the MyFrontier® app



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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

| <b>Bundle</b>          |                                    |                 |
|------------------------|------------------------------------|-----------------|
| <b>Monthly Charges</b> |                                    |                 |
| 02.25-03.24            | Business Fiber Internet 2 Gig Data | \$109.99        |
|                        | \$10.00 Discount through 07/24/27  | -\$10.00        |
|                        | Auto Pay Discount                  | -\$10.00        |
| (2)                    | SmartVoice Premium Seat            | \$59.98         |
| <b>Bundle Total</b>    |                                    | <b>\$149.97</b> |

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$162.54 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

| <b>Other Charges</b>           |   |                     |
|--------------------------------|---|---------------------|
| <b>Partial Monthly Charges</b> |   |                     |
| 02.02-02.24                    | Yealink T53W IP Phone with Power  | \$0.00              |
| <b>Monthly Charges</b>         |   |                     |
| 02.25-03.24                    | (2) Yealink T53W IP Phone with Power SmartVoice Additional line bundle discount | \$10.00<br>-\$20.00 |
| (2)                            | Frontier Wi-Fi 7 Equipment  | \$5.00              |
| <b>Other Charges Total</b>     |   | <b>-\$5.00</b>      |

The Federal Communications Commission (FCC) and the Federal Trade Commission (FTC) have established a free National Do Not Call Registry to help consumers avoid telemarketing calls. If you previously registered a number with your State Do Not Call Registry, it should be registered with the National Registry. To verify a number is on the National Registry, register a new number, or to file a complaint, visit [www.donotcall.gov](http://www.donotcall.gov) or call the FTC toll-free number at 1-888-382-1222 (TTY users, 1-866-290-4236) from the number to be registered. You must re-register if your phone number changes. Registered numbers remain on the National Registry until you actively delete them. Business numbers may not be included on the list. The National Do Not Call Registry is regularly updated, and telemarketers are required to synchronize their call lists with the Registry at least every 31 days. Certain organizations (such as political groups, not-for-profits and telephone surveys) are exempt from the Do Not Call Registry. In addition, federal law permits entities with whom you have an established business relationship to call you as well as when you have given your consent to be called.

| <b>Taxes and Fees</b>       |   |                |
|-----------------------------|---|----------------|
|                             | FCA Long Distance - Federal USF Surcharge | \$9.78         |
| <b>Federal Taxes</b>        |   | <b>\$9.78</b>  |
|                             | FL State Communications Services Tax      | \$2.46         |
|                             | County Communications Services Tax        | \$2.37         |
|                             | FL State Gross Receipts Tax               | \$1.17         |
| (2)                         | Hillsborough Co VOIP 911 Surcharge        | \$0.80         |
|                             | FL State Sales Tax                        | \$0.60         |
| (2)                         | FL Telecommunications Relay Service       | \$0.16         |
|                             | County Sales Tax                          | \$0.15         |
|                             | FL State Gross Receipts Tax               | \$0.08         |
| <b>State Taxes</b>          |   | <b>\$7.79</b>  |
| <b>Taxes and Fees Total</b> |   | <b>\$17.57</b> |

**Total current month charges \$162.54**

Frontier's Unlimited Digital Voice service requires electrical power to function. In the event of a power outage, you will not be able to make or receive calls, including calls to 911, unless you have a functioning backup battery or an alternative means for calling, such as a cellphone. Depending on your specific service, Frontier offers battery backup devices for your voice equipment either for sale or free of charge. The backup battery unit can provide up to 24 hours of backup power to keep your Frontier Unlimited Digital Voice working in the event of a



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

Billing Date:  
**Feb 25, 2026**

Billing Period:  
**Feb 25 - Mar 24, 2026**

**BUSINESS  
FIBER 5 GIG  
INTERNET**

**Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.**

**855-518-1197**  
**[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)**

power outage, so you can continue to make emergency calls. However, the battery backup unit will not provide backup power to your broadband, TV or telephone equipment that requires commercial power to operate. Pricing for battery backup devices starts from \$39.99. Applicable battery backup device warranties can be found on [frontier.com/batterybackup](https://frontier.com/batterybackup). In all cases, you are responsible for maintaining the battery backup device and replacing it or the batteries as necessary. Please note, some monitored medical alert or home security systems may not be able to communicate with monitoring stations during a power outage. You should check with your medical alert or home security provider if you have concerns.





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

Billing Date:  
**Feb 25, 2026**

Billing Period:  
**Feb 25 - Mar 24, 2026**

**VoIP**

813-649-1408

| Call #   | Date   | Time  | Min | *Type | Place and number called    | Charge | Plan code |
|----------|--------|-------|-----|-------|----------------------------|--------|-----------|
| 1        | Feb 23 | 7:52A | 7.4 | DD    | EASTBOSTON MA 617-997-3148 | \$0.00 |           |
| Subtotal |        |       |     |       |                            | \$0.00 |           |

**Legend Call Types:**

DD - Day

**Caller Summary Report**

| Phone #      | Calls | Minutes | Amount |
|--------------|-------|---------|--------|
| 813-649-1408 | 1     | 7       | \$0.00 |
| Total        | 1     | 7       | \$0.00 |

**Caller Summary Report**

| Phone #    | Calls | Minutes | Amount |
|------------|-------|---------|--------|
| Interstate | 1     | 7       | \$0.00 |
| Total      | 1     | 7       | \$0.00 |



HILLSBOROUGH COUNTY  
OFFICE OF THE FIRE MARSHALL  
P.O. BOX 310398  
Tampa, FL 33680



FEB 13 2026

Invoice Date: 01/23/2026

Location: Waterset Amenity Center

Address: 5701 Madrigal Way Apollo Beach, FL  
33572

Account #: DHCFR475218

Inspection #: 2025003796

FIRE INSPECTION WATERSSET SOUTH CDD  
ATTN: Waterset Amenity Center  
3434 COWELL AVE., SUITE 200  
TAMPA, FL 33614

Inspection Date: 07/23/2025

| Description of Charges | Amount  |
|------------------------|---------|
| Annual / Periodic      | \$55.00 |

Total Charges: \$55.00

Total Credits: \$0.00

Amount Due: \$55.00

It is the goal of the Fire Marshal's Office to inspect all occupancies in unincorporated Hillsborough County annually. Our fire safety inspections are to ensure compliance with the code requirements in the Florida Fire Prevention Code 2007 edition. The fees for our inspections are allowed per Florida State Statute 633.081(1) and the amounts are established by County Ordinance 98-41 as amended.

^ PLEASE DETACH ALONG THE LINE ABOVE AND RETURN THIS STUB WITH YOUR PAYMENT ^

*Please make checks payable to: Hillsborough County Board of County Commissioners*

*For credit card payments please visit [HCFL.GOV/PAYFIRE](http://HCFL.GOV/PAYFIRE)*

Inspection Number: 2025003796

Location: Waterset Amenity Center

Account Number: DHCFR475218

Amt Due: \$55.00

Inspection Date: 01/23/2026

Amount Enclosed \_\_\_\_\_

HILLSBOROUGH COUNTY  
Federal Tax ID: 59-6000661

Remit Payment To:  
OFFICE OF THE FIRE MARSHAL  
P.O. BOX 310398  
Tampa, FL 33680  
(813) 280-9810



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 1176030280     | 02/20/2026 | 03/13/2026 |

Service Address: 6160 TURNBUCKLE DR

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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 703527746    | 01/21/2026    | 7410          | 02/19/2026   | 11278        | 3868 GAL    | ACTUAL    | WATER             |
| 703648424    | 01/21/2026    | 745394        | 02/19/2026   | 808774       | 63380 GAL   | ACTUAL    | WATER             |
| 703539488    | 01/21/2026    | 4119          | 02/19/2026   | 6079         | 1960 GAL    | ACTUAL    | WATER             |
| 705990844    | 01/19/2026    | 2694118       | 02/19/2026   | 2808119      | 114001 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

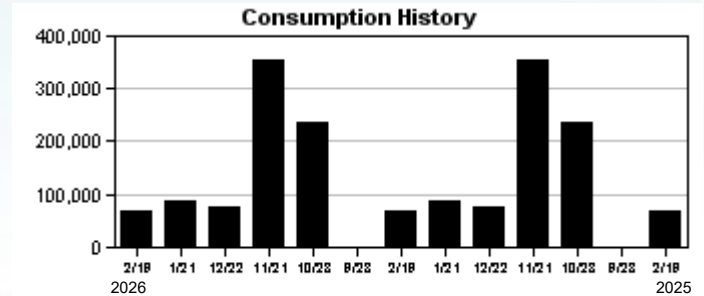
|                          |          |
|--------------------------|----------|
| Customer Service Charge  | \$6.54   |
| Purchase Water Pass-Thru | \$209.01 |
| Water Base Charge        | \$178.58 |
| Water Usage Charge       | \$84.33  |
| Sewer Base Charge        | \$164.63 |
| Sewer Usage Charge       | \$461.95 |
| Reclaimed Water Charge   | \$26.96  |

**Summary of Account Charges**

|                              |                   |
|------------------------------|-------------------|
| Previous Balance             | \$1,391.50        |
| Net Payments - Thank You     | \$-1,391.50       |
| <b>Total Account Charges</b> | <b>\$1,132.00</b> |
| <b>AMOUNT DUE</b>            | <b>\$1,132.00</b> |

**Important Message**

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1176030280



**ELECTRONIC PAYMENTS BY CHECK OR**

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

**THANK YOU!**



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

608 8

|             |            |
|-------------|------------|
| DUE DATE    | 03/13/2026 |
| AMOUNT DUE  | \$1,132.00 |
| AMOUNT PAID |            |



0011760302809 00001132000



Hillsborough County Florida

M-Page 1 of 4

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2351444373     | 03/04/2026 | 03/25/2026 |

**Summary of Account Charges**

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$176.63        |
| Net Payments - Thank You | \$-176.63       |
| Total Account Charges    | <b>\$275.58</b> |

|                   |                 |
|-------------------|-----------------|
| <b>AMOUNT DUE</b> | <b>\$275.58</b> |
|-------------------|-----------------|

**Important Message**

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

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

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



**THANK YOU!**



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

2.091 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 03/25/2026 |
| <b>AMOUNT DUE</b>  | \$275.58   |
| <b>AMOUNT PAID</b> |            |



0023514443730 00000275586



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2351444373     | 03/04/2026 | 03/25/2026 |

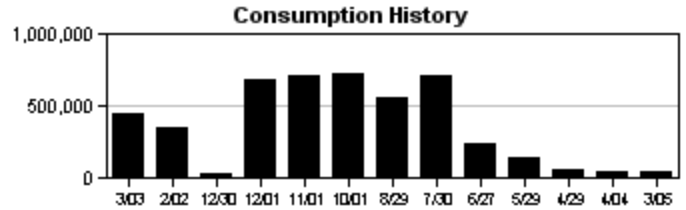
Service Address: 5360 30TH ST NE - COMM RCLM IRRIG

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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702674522    | 02/02/2026    | 15914855      | 03/03/2026   | 16354698     | 439843 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

|                                      |                |
|--------------------------------------|----------------|
| Reclaimed Water Charge               | \$91.31        |
| <b>Total Service Address Charges</b> | <b>\$91.31</b> |



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2351444373     | 03/04/2026 | 03/25/2026 |

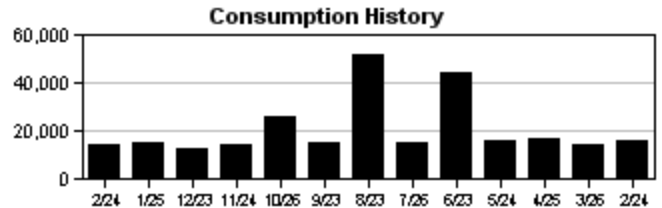
Service Address: 5000 SEA BRANCH AVE - IRRIGATION RECLAIM

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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702858474    | 01/25/2026    | 612037        | 02/24/2026   | 626377       | 14340 GAL   | ACTUAL    | RECLAIM           |

**Service Address Charges**

|                                      |               |
|--------------------------------------|---------------|
| Reclaimed Water Charge               | \$9.02        |
| <b>Total Service Address Charges</b> | <b>\$9.02</b> |





Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2351444373     | 03/04/2026 | 03/25/2026 |

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

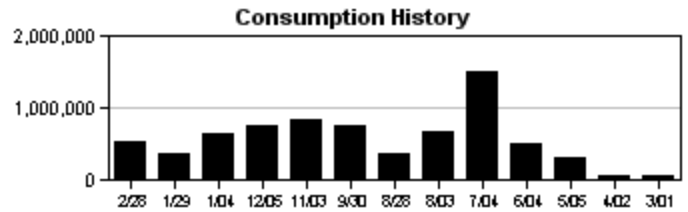
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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702665776    | 01/29/2026    | 20610603      | 02/28/2026   | 21128592     | 517989 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$125.56

**Total Service Address Charges \$125.56**



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2351444373     | 03/04/2026 | 03/25/2026 |

Service Address: 6118 TURNBUCKLE DR - IRRIGATION RECLAIM

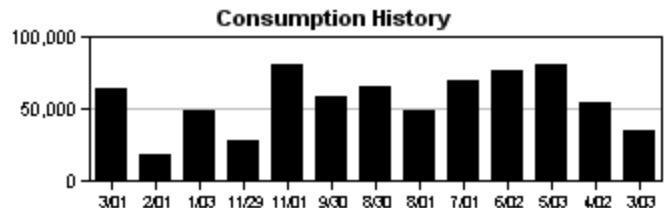
M-Page 3 of 4

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702880892    | 02/01/2026    | 990519        | 03/01/2026   | 1054778      | 64259 GAL   | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$43.25

**Total Service Address Charges \$43.25**





Hillsborough  
County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2351444373     | 03/04/2026 | 03/25/2026 |

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

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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702579412    | 01/26/2026    | 570885        | 02/24/2026   | 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     | 02/26/2026 | 03/19/2026 |

**Summary of Account Charges**

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$335.63        |
| Net Payments - Thank You | \$-335.63       |
| Total Account Charges    | <b>\$524.83</b> |

|                   |                 |
|-------------------|-----------------|
| <b>AMOUNT DUE</b> | <b>\$524.83</b> |
|-------------------|-----------------|

**Important Message**

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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**



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

**THANK YOU!**



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

3.599 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 03/19/2026 |
| <b>AMOUNT DUE</b>  | \$524.83   |
| <b>AMOUNT PAID</b> |            |



0026433187056 00000524835



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 02/26/2026 | 03/19/2026 |

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

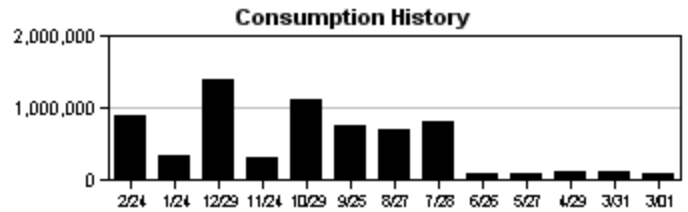
M-Page 2 of 4

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702082010    | 01/24/2026    | 32329637      | 02/24/2026   | 33229184     | 899547 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$191.02

**Total Service Address Charges \$191.02**



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 02/26/2026 | 03/19/2026 |

Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG

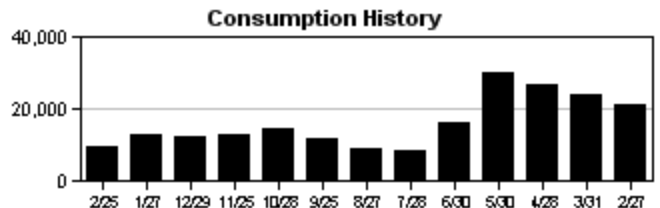
M-Page 2 of 4

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702866268    | 01/27/2026    | 1251141       | 02/25/2026   | 1260540      | 9399 GAL    | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$8.13

**Total Service Address Charges \$8.13**





Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 02/26/2026 | 03/19/2026 |

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

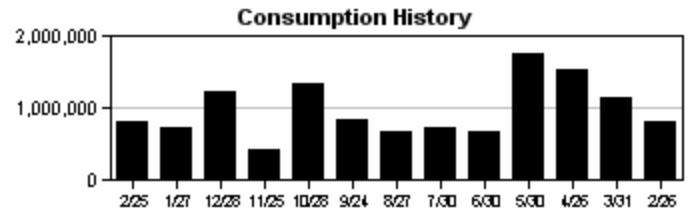
M-Page 3 of 4

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702670712    | 01/27/2026    | 30020415      | 02/25/2026   | 30820343     | 799928 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$297.33

**Total Service Address Charges \$297.33**



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 02/26/2026 | 03/19/2026 |

Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

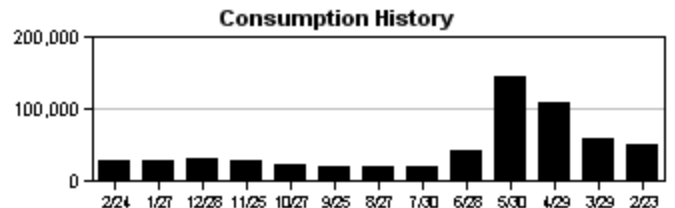
M-Page 3 of 4

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702138184    | 01/27/2026    | 2859507       | 02/24/2026   | 2887985      | 28478 GAL   | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$11.57

**Total Service Address Charges \$11.57**





Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 02/26/2026 | 03/19/2026 |

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    | 01/27/2026    | 616298        | 02/25/2026   | 628634       | 12336 GAL   | ACTUAL    | RECLAIM           |

**Service Address Charges**

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



Hillsborough County Florida

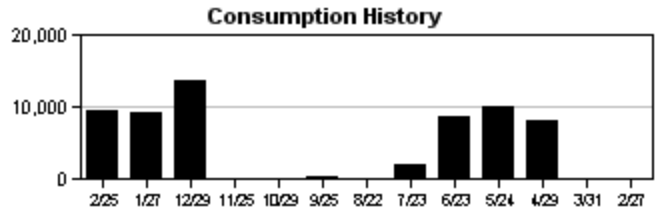
| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 02/26/2026 | 03/19/2026 |

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    | 01/27/2026    | 211247        | 02/25/2026   | 220582       | 9335 GAL    | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$8.12  
Total Service Address Charges \$8.12





Hillsborough County Florida

M-Page 1 of 3

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 6145712597     | 03/03/2026 | 03/24/2026 |

**Summary of Account Charges**

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$153.13        |
| Net Payments - Thank You | \$-153.13       |
| Total Account Charges    | <b>\$187.27</b> |

|                   |                 |
|-------------------|-----------------|
| <b>AMOUNT DUE</b> | <b>\$187.27</b> |
|-------------------|-----------------|

**Important Message**

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

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**



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

**THANK YOU!**



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

5.831 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 03/24/2026 |
| <b>AMOUNT DUE</b>  | \$187.27   |
| <b>AMOUNT PAID</b> |            |



0061457125971 00000187278



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 6145712597     | 03/03/2026 | 03/24/2026 |

Service Address: 6288 HIDDEN BRANCH DR - COMM RCLM IRR1

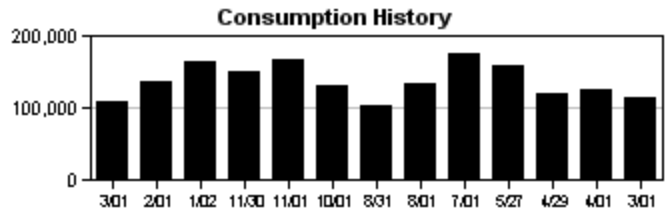
M-Page 2 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 701266672    | 02/01/2026    | 2987444       | 03/01/2026   | 3096600      | 109156 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$30.83

**Total Service Address Charges \$30.83**



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 6145712597     | 03/03/2026 | 03/24/2026 |

Service Address: 5261 COVINGTON DR - COMM RCLM IRRIG

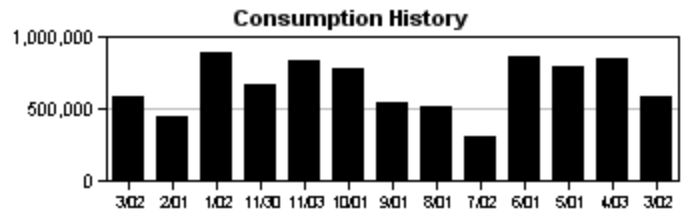
M-Page 2 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702663878    | 02/01/2026    | 18664317      | 03/02/2026   | 19246166     | 581849 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$136.37

**Total Service Address Charges \$136.37**





Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 6145712597     | 03/03/2026 | 03/24/2026 |

Service Address: 6064 HIDDEN BRANCH DR - COMM RCLM IRRIG

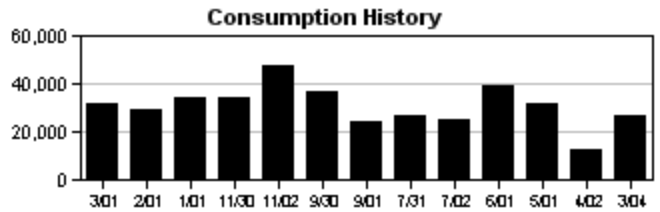
M-Page 3 of 3

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 703747518    | 02/01/2026    | 431294        | 03/01/2026   | 463366       | 32072 GAL   | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$12.21

**Total Service Address Charges \$12.21**



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 6145712597     | 03/03/2026 | 03/24/2026 |

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     | 01/28/2026    | 1179          | 02/27/2026   | 1258         | 7900 GAL    | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$7.86

**Total Service Address Charges \$7.86**



# WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

## Check Request

Amount: \$5118.86

Date: 03/17/2026

Payable To: Jeffrey-Allen, Inc.

Address: 4401 US Highway 301 North, Tampa  
FL 33619

Reason: 25% Down on Club Car

Requestor: Stephanie DeLuna

Directions for Check:

**PURCHASE ORDER AGREEMENT FOR GOODS**

|   |   |
|---|---|
| District: <b>Waterset South Community Development District</b>  | Seller: <b>Jeffrey-Allen, Inc.</b>                          |
| Address: 3434 Colwell Avenue, Suite 200<br>Tampa, Florida 33614 | Address: 4401 US Highway 301 North<br>Tampa, Florida 336190 |
| Phone: (813) 933-5571   | Phone: (813) 622-5874                                       |
| Fax: _____  | Fax: _____  |
| "District"  | "Seller"  |

|                        |   |
|------------------------|---|
| Project Name: _____    | Contract Date: <u>2/24/26 (Proposal Date)</u> |
| Project Address: _____ | And / Or _____                                |
| _____                  | Contract #: _____                             |
| _____                  |   |
| "Project"              |   |

**DESCRIPTION OF GOODS:** Purchase of one (1) 2026 Club Car Carryall 500 Lithium Ion 4kWh w/ Four Wheel Brakes. See Exhibit A.

|                                |   |                             |     |                       |
|--------------------------------|---|-----------------------------|-----|-----------------------|
| <b>DRAWINGS ATTACHED</b>       | YES                                     | <input type="checkbox"/> NO | N/A | IF YES, DATED         |
| <b>SPECIFICATIONS ATTACHED</b> | <input checked="" type="checkbox"/> YES | NO                          | N/A | IF YES, DATED 2/24/26 |
| <b>SITE RULES ATTACHED</b>     | YES                                     | <input type="checkbox"/> NO | N/A | IF YES, TITLED AS     |
| <b>SCHEDULE</b>                | DELIVERY DUE BY: _____                  |                             |     |                       |

**TERM:**

Single Purchase of Goods

**Delivery Date:** The Delivery Date shall be as determined by District in its sole discretion and transmitted to Seller in writing.

**PRICE:**

Fixed Price

**Total Price: \$20,475.44**  
**25% down payment: \$5,118.86**  
**Remainder due upon delivery: \$15,356.58**

IN WITNESS HEREOF, the parties have executed this Purchase Order Agreement for Goods ("Order") effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order and agrees to perform the services or deliver the goods as described herein and will comply fully with the terms and conditions hereof.

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**JEFFREY-ALLEN, INC.**

District

Seller

By: 

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

Name: Amanda King

Name: \_\_\_\_\_

Title: Chair

Title: \_\_\_\_\_

Date Executed: 3-12-2026

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

## TERMS AND CONDITIONS

### **DEFINITIONS**

As used throughout this Order, the following definitions apply unless otherwise specifically stated:

- a. "Goods" means the 2026 Club Car Carryall as further described in Exhibit A.
- b. "Indemnified Parties" means the District, its Board of Supervisors, agents, officers, and employees, the Engineer, District Manager, and such other parties as District may reasonably request. Any one of the foregoing is an "Indemnified Party."
- c. [Reserved.]
- d. "Project" means the delivery and related start-up and testing related to installation of the Goods.

### **GENERAL PROVISIONS**

1. PRICE. The Price set forth above includes all applicable taxes, recognizing the tax exempt status of the District, and all tools, equipment, supplies, insurance and other materials or services (including without limitation all packing, loading or freight) necessary to deliver and install the Goods.
2. TERMS OF PAYMENT. Seller's Invoice ("Invoice") must be submitted before payment will be made by District pursuant to this Order.
  - a. PAYMENT OF FIXED PRICE CONTRACTS. Seller shall submit its Invoice following acceptance of the Goods or completion of the Services. Seller's Invoice will be paid by District no later than thirty (30) days following receipt to District.
3. SCHEDULE. Seller shall deliver the Goods per the schedule ("Schedule") and/or term ("Term") shown on Page 1 of this Order. Time is of the essence with respect to this Order, and Seller shall not deviate from the Schedule without District's prior written consent. District may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
4. TERMS APPLICABLE TO THE PURCHASE OF GOODS.
  - a. DELIVERY. On all deliveries of Goods, freight shall be prepaid by Seller, which amount is included in the lump sum not to exceed price, and risk of loss shall pass at the time such Goods are installed at the Project and the Project is substantially complete and accepted by District. The Delivery Date shall be the date provided by District to Seller in writing, recognizing that the Delivery Date is largely contingent upon the installation of generator pad and electrical.
  - b. WARRANTY. In addition to the specific warranties provided in the attached Exhibit A and any additional manufacturer warranties, Seller warrants that the title to Goods conveyed shall be good and that the transfer of the Goods shall be rightful. The Goods shall be free from any security interest or lien, and the Goods shall conform to the description herein stated and any specifications provided by District. Seller agrees to assist in administering all warranty claims with manufacturer. All Goods are subject to inspection by District before, upon, and within a reasonable time after delivery. Goods shall not be replaced without District's prior written instructions. Any acceptance by District shall not prevent District from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
5. [RESERVED.]
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, SELLER (ON BEHALF OF ITSELF AND ANY SUBCONTRACTORS) AGREES TO FULLY INDEMNIFY, HOLD HARMLESS AND DEFEND THE INDEMNIFIED PARTIES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, FINES, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND INCLUDING COURT

COSTS AND ATTORNEYS' FEES FOR INJURY TO OR DEATH OF ANY PERSON, FOR DAMAGE TO ANY PROPERTY AND ALL OTHER DAMAGES (COLLECTIVELY, "DAMAGES") TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS AND/OR OMISSIONS OF SELLER (EXPRESSLY EXCLUDING, HOWEVER, DAMAGES CAUSED BY DISTRICT'S OWN NEGLIGENCE). THE PROVISIONS OF THIS SECTION 7 SHALL SURVIVE THE COMPLETION OR EARLIER TERMINATION OF THIS ORDER.

8. [RESERVED.]

9. DEFAULT. Upon any material default by Seller hereunder, District may, in addition to any other remedies available to District at law or in equity, cancel this Order without penalty or liability by written notice to Seller. Seller shall be liable to District for all expenses incurred by District due to such termination. Seller's obligations under this Section 9 shall survive any termination of this Order.

10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the District's limit of liability contained in Section 768.28, *Florida Statutes*.

11. WAIVER. Any failure of District to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of District's right to enforce each and every provision.

12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on District only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of District. If such changes result in a decrease or increase in Seller's cost or in performance time, an adjustment to the Price and Schedule must be made and agreed upon in writing by both District and Seller.

13. ATTACHMENTS. Any document referenced on Page 1 of this Order, including but not limited to Exhibit A attached hereto shall be for the sole purpose of providing a description of the Goods. Any quote attached as Exhibit A hereto shall be for the purpose of indicating the maximum price of the Goods, delivery and installation totals. The terms of this Order shall be deemed to control over the terms of Exhibit A attached hereto.

14. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.

15. MECHANIC'S LIENS. Notwithstanding that District is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, *Florida Statutes*, Seller agrees to keep the Project free of all liens, including equitable liens, claims or encumbrances (collectively, "Liens") arising out of the delivery of any Goods by Seller, and shall furnish District with appropriate lien waivers from all potential claimants upon request of District. If any Liens are filed, District may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by District shall be due and payable by Seller immediately and without notice or demand. Seller shall indemnify and hold District harmless for all expenses incurred by District as a result of the failure of Seller to fulfill its obligations under this Section 15.

16. [RESERVED.]

17. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.

18. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by District, and any attempted assignment or transfer without such consent shall be void. Seller shall not subcontract this Order without the prior written consent of District. District may assign this Order to any transferee of the Project with Seller's written approval.

19. RELATIONSHIP. The relationship between District and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of District. Seller agrees that District shall not be responsible for job-site safety or safety of Seller's agents or employees in connection with delivery of the Goods and related start-up, testing, or other related services.

20. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on Page 1.

21. TERMINATION OPTION. Notwithstanding anything herein to the contrary, District shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller.

22. RELEASE OF INFORMATION. Seller acknowledges that this Agreement and all the documents pertaining thereto are public records and subject to the provisions of Chapter 119, *Florida Statutes*.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3704044

Client Matter No. 28623-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3704044  
28623-1

Re: General Counsel

For Professional Legal Services Rendered

|          |            |      |          |   |
|----------|------------|------|----------|---|
| 01/02/26 | A. Willson | 0.20 | 68.00    | Confer with King regarding upcoming board meeting; review agenda items  |
| 01/06/26 | A. Willson | 0.40 | 136.00   | Confer with Klenke regarding amenity items; review same; confer with DeLuna regarding upcoming District meeting items and agenda revisions          |
| 01/07/26 | J. Gillis  | 0.10 | 20.50    | Prepare tracking chart for FY 2027 budget adoption, audit acceptance and meeting schedule adoption  |
| 01/07/26 | A. Willson | 3.20 | 1,088.00 | Review and revise revised meeting agenda; confer with DeLuna regarding same; review and revise amenity documents; confer with Klenke regarding same |

**KUTAK ROCK LLP**

Waterset South CDD  
February 27, 2026  
Client Matter No. 28623-1  
Invoice No. 3704044  
Page 2

|          |            |      |        |  |
|----------|------------|------|--------|--|
| 01/08/26 | J. Gillis  | 0.70 | 143.50 | Follow up from Board meeting; confer with staff regarding resolution adopting uniform method and review same; draft supplemental assessment resolution levying master assessments post 2026 boundary amendment |
| 01/08/26 | A. Willson | 1.90 | 646.00 | Confer with Francis and Evans regarding meeting agenda items; attend board meeting; post meeting follow up   |
| 01/14/26 | A. Willson | 0.20 | 68.00  | Revise notice of special meeting; confer with Deluna regarding publication requirements  |
| 01/28/26 | A. Willson | 0.30 | 102.00 | Confer with Toborg regarding maintenance agreements; review and confer with Gillis regarding same; confer with Deluna regarding amenity waiver form  |
| 01/29/26 | J. Gillis  | 1.30 | 266.50 | Draft irrigation maintenance services agreement with Sprinkler Solutions of Florida; draft amendment to landscape maintenance services agreement with United Land Services                                     |

TOTAL HOURS 8.30

TOTAL FOR SERVICES RENDERED \$2,538.50

TOTAL CURRENT AMOUNT DUE \$2,538.50

UNPAID INVOICES:

October 6, 2025 Invoice No. 3637992 1,908.00

TOTAL DUE \$4,446.50



5210 W Linebaugh Ave  
Tampa FL 33624-503434  
**Customer Service** (813) 265-0292  
RepublicServices.com/Support

**Important Information**  
Credit for fuel recovery fee error on Jan invoice

**Account Number** 3-0696-0095136  
**Invoice Number** 0696-001334744  
**Invoice Date** February 17, 2026  
**Previous Balance** \$256.33  
**Payments/Adjustments** -\$256.33  
**Current Invoice Charges** \$246.72

|                                |   |
|--------------------------------|---|
| <b>Autopayment</b><br>\$246.72 | <b>Payment Due Date</b><br>March 09, 2026 |
|--------------------------------|---|

**PAYMENTS/ADJUSTMENTS**

| Description               | Reference | Amount    |
|---------------------------|-----------|-----------|
| Payment - Thank You 02/06 | 5555555   | -\$256.33 |

**CURRENT INVOICE CHARGES**

| Description   | Reference | Quantity | Unit Price | Amount          |
|---|-----------|----------|------------|-----------------|
| <b>Waterset South 6160 Rurnbuckle Dr CSA A912823140</b>           |           |          |            |                 |
| <b>Apollo Beach, FL</b>   |           |          |            |                 |
| <b>1 Waste Container 6 Cu Yd, 1 Lift Per Week</b>                 |           |          |            |                 |
| <b>Disposal:SOUTHCO - CLASS 1</b>                                 |           |          |            |                 |
| Pickup Service 03/01-03/31  |           |          | \$176.00   | \$176.00        |
| Container Refresh 03/01-03/31                                     |           | 1.0000   | \$9.00     | \$9.00          |
| Container Refresh Credit 03/01-03/31                              |           | 1.0000   | -\$9.00    | -\$9.00         |
| <b>Administrative Fee</b>   |           |          |            | \$5.95          |
| <b>Total Fuel/Environmental Recovery Fee</b>                      |           |          |            | \$64.77         |
| <b>CURRENT INVOICE CHARGES, AutoPayment due on March 09, 2026</b> |           |          |            | <b>\$246.72</b> |

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** \$246.72  
**Payment Due Date** March 09, 2026  
**Account Number** 3-0696-0095136  
**Invoice Number** 0696-001334744

Address Service Requested

For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

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

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



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**UNDERSTANDING OUR RATES, CHARGES, AND FEES**

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**Responsible Party**

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

**Residential Customers**

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at [Republicservices.com/customer-support/residential-service-terms](http://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](http://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](http://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.

**IMPORTANT INFORMATION**

(Continued from Page 1)

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

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 #     |
|----------|---------------|
| 3/2/2026 | INV0000107433 |

**Bill To:**

|   |
|---|
| Waterset South CDD<br>3434 Colwell Ave<br>Suite 200<br>Tampa FL 33614 |
|---|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| March                     | 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   |
| Management Services Credit          | (1.00) | \$464.44   | (\$464.44) |
| <b>Subtotal</b>                     |        |            | \$5,679.64 |
| <b>Total</b>                        |        |            | \$5,679.64 |

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

# Invoice

| BILL TO  |
|--|
| Waterset South CDD<br>Rizzetta<br>P.O. Box 32414 Charlotte, NC 28232 |

| INVOICE # | DATE       | TOTAL DUE  | DUE DATE   | TERMS  | ENCLOSED |
|-----------|------------|------------|------------|--------|----------|
| 10829-b   | 03/01/2026 | \$4,380.00 | 03/31/2026 | Net 30 |          |

| DATE | SERVICE                    | DESCRIPTION  | QTY | RATE     | AMOUNT   |
|------|----------------------------|--|-----|----------|----------|
|      | <b>Aquatic Maintenance</b> | Monthly Lake Maintenance: 23 Waterways             | 1   | 2,682.00 | 2,682.00 |
|      | <b>Aquatic Maintenance</b> | Monthly Lake Maintenance: 8 Waterways: Ponds 24-31 | 1   | 1,118.00 | 1,118.00 |
|      | <b>Aquatic Maintenance</b> | Monthly Lake Maintenance: 2 Waterways              | 1   | 220.00   | 220.00   |
|      | <b>Larvicide</b>           | Midge Larviciding for Pond #32                     | 1   | 360.00   | 360.00   |

|                    |                   |
|--------------------|-------------------|
| SUBTOTAL           | 4,380.00          |
| TAX                | 0.00              |
| TOTAL              | 4,380.00          |
| <b>BALANCE DUE</b> | <b>\$4,380.00</b> |



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

Statement Date: March 05, 2026

|                    |                   |
|--------------------|-------------------|
| <b>Amount Due:</b> | <b>\$1,556.80</b> |
| <b>Due Date:</b>   | March 26, 2026    |
| <b>Account #:</b>  | 211035337917      |

**DO NOT PAY. Your account will be drafted on March 26, 2026**

### Account Summary

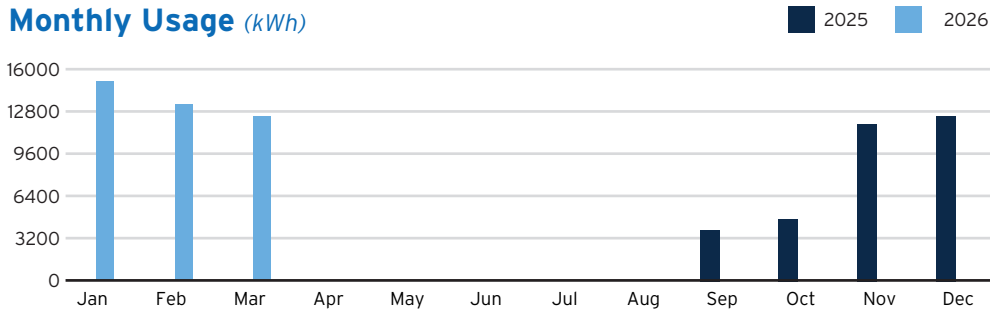
|   |                   |
|---|-------------------|
| <b>Current Service Period:</b> January 30, 2026 - February 27, 2026 |                   |
| Previous Amount Due   | \$1,767.28        |
| Payment(s) Received Since Last Statement                            | -\$1,767.28       |
| <b>Current Month's Charges</b>                                      | <b>\$1,556.80</b> |
| <b>Amount Due by March 26, 2026</b>                                 | <b>\$1,556.80</b> |

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

Your average daily kWh used was **3.15% lower** than it was in your previous period.

Scan here to view your account online.

### Monthly Usage (kWh)



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

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



**Account #:** 211035337917  
**Due Date:** March 26, 2026

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

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

|                        |                   |
|------------------------|-------------------|
| <b>Amount Due:</b>     | <b>\$1,556.80</b> |
| <b>Payment Amount:</b> | \$ _____          |

624224128752

Your account will be drafted on March 26, 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:** March 05, 2026  
**Charges Due:** March 26, 2026

## Meter Read

**Service Period:** Jan 30, 2026 - Feb 27, 2026

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

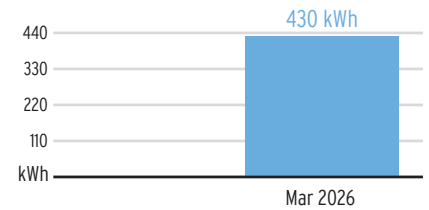
| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000773395   | 02/27/2026 | 611             |   | 507              |   | 12,480 kWh | 120.0000   | 29 Days        |
| 1000773395   | 02/27/2026 | 0.25            |   | 0                |   | 29.4 kW    | 120.0000   | 29 Days        |

## Charge Details

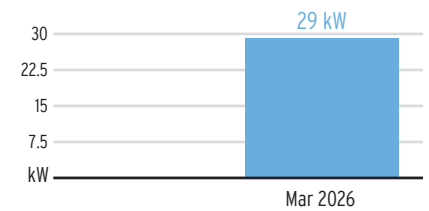
| Electric Charges                                 |                            |                   |
|--|----------------------------|-------------------|
| Daily Basic Service Charge                       | 29 days @ \$1.12000        | \$32.48           |
| Billing Demand Charge                            | 29 kW @ \$19.06000/kW      | \$552.74          |
| Energy Charge                                    | 12,480 kWh @ \$0.00815/kWh | \$101.71          |
| Fuel Charge                                      | 12,480 kWh @ \$0.03516/kWh | \$438.80          |
| Capacity Charge                                  | 29 kW @ \$0.72000/kW       | \$20.88           |
| Storm Protection Charge                          | 29 kW @ \$2.02000/kW       | \$58.58           |
| Energy Conservation Charge                       | 29 kW @ \$0.79000/kW       | \$22.91           |
| Environmental Cost Recovery                      | 12,480 kWh @ \$0.00072/kWh | \$8.99            |
| Clean Energy Transition Mechanism                | 29 kW @ \$1.15000/kW       | \$33.35           |
| Storm Surcharge                                  | 12,480 kWh @ \$0.01035/kWh | \$129.17          |
| Florida Gross Receipt Tax                        |                            | \$35.89           |
| <b>Electric Service Cost</b>                     |                            | <b>\$1,435.50</b> |
| State Tax  |                            | \$121.30          |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                            | <b>\$1,556.80</b> |

**Total Current Month's Charges \$1,556.80**

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

**Account #: 211035337917**  
**Statement Date: March 05, 2026**  
**Charges Due: March 26, 2026**

## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).



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

Statement Date: March 05, 2026

Amount Due: \$25.29

Due Date: March 26, 2026

Account #: 221009083702

DO NOT PAY. Your account will be drafted on March 26, 2026

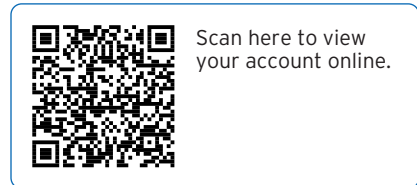
Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by March 26, 2026 (\$25.29).

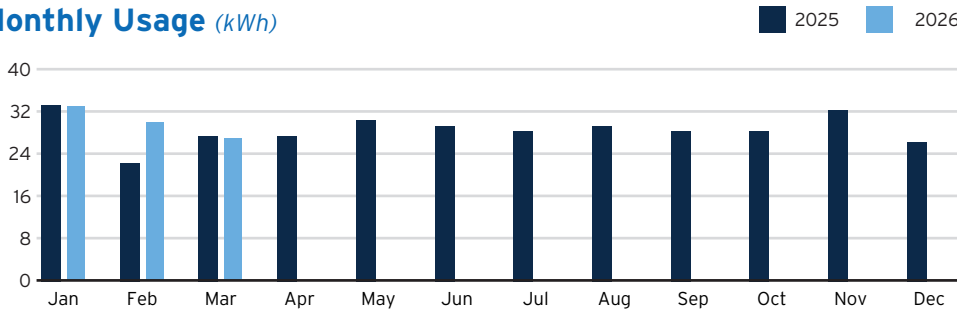
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 11.11% higher than the same period last year.
Your average daily kWh used was 0% higher than it was in your previous period.



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: March 26, 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.

Table with payment details: Amount Due: \$25.29, Payment Amount: \$

692124997906

Your account will be drafted on March 26, 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:** March 05, 2026  
**Charges Due:** March 26, 2026

## Meter Read

**Meter Location:** IRRG

**Service Period:** Jan 31, 2026 - Feb 27, 2026

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

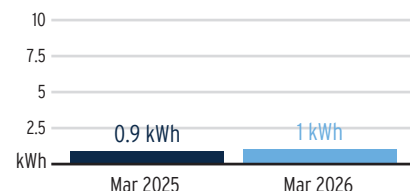
| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000886209   | 02/27/2026 | 853             |   | 826              |   | 27 kWh     | 1          | 28 Days        |

## Charge Details

| Electric Charges                                 |                        |                |
|--|------------------------|----------------|
| Daily Basic Service Charge                       | 28 days @ \$0.66000    | \$18.48        |
| Energy Charge                                    | 27 kWh @ \$0.09202/kWh | \$2.48         |
| Fuel Charge                                      | 27 kWh @ \$0.03516/kWh | \$0.95         |
| Storm Protection Charge                          | 27 kWh @ \$0.00568/kWh | \$0.15         |
| Clean Energy Transition Mechanism                | 27 kWh @ \$0.00418/kWh | \$0.11         |
| Storm Surcharge                                  | 27 kWh @ \$0.02121/kWh | \$0.57         |
| Florida Gross Receipt Tax                        |                        | \$0.58         |
| <b>Electric Service Cost</b>                     |                        | <b>\$23.32</b> |
| State Tax  |                        | \$1.97         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$25.29</b> |

**Total Current Month's Charges \$25.29**

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://TampaElectric.com/BizSave).

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

## Ways To Pay Your Bill

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- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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- Phone**  
 Toll Free: **866-689-6469**
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 Tampa Electric  
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 Tampa, FL 33601-0111

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

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

**Statement Date:** March 05, 2026

|                    |                |
|--------------------|----------------|
| <b>Amount Due:</b> | <b>\$21.26</b> |
| <b>Due Date:</b>   | March 26, 2026 |
| <b>Account #:</b>  | 221009083710   |

**DO NOT PAY. Your account will be drafted on March 26, 2026**

**Account Summary**


|   |                |
|---|----------------|
| <b>Current Service Period:</b> January 31, 2026 - February 27, 2026 |                |
| Previous Amount Due   | \$23.46        |
| Payment(s) Received Since Last Statement                            | -\$23.46       |
| <b>Current Month's Charges</b>                                      | <b>\$21.26</b> |
| <b>Amount Due by March 26, 2026</b>                                 | <b>\$21.26</b> |

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

**Your Energy Insight**

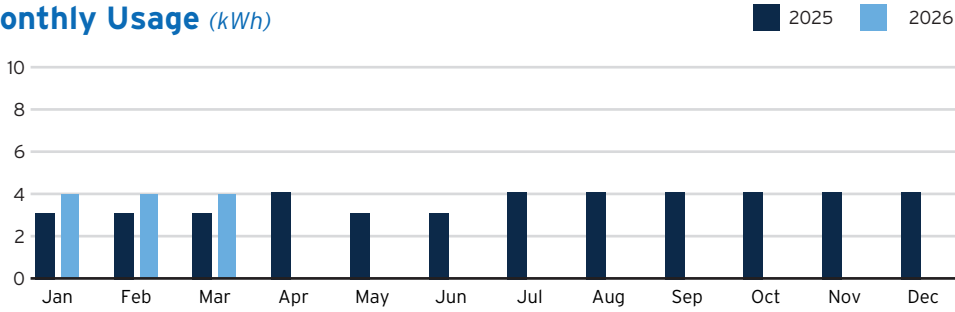
Your average daily kWh used was **0% higher** than the same period last year.

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



Scan here to view your account online.

**Monthly Usage (kWh)**



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



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

**Account #:** 221009083710  
**Due Date:** March 26, 2026

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

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

|                        |                |
|------------------------|----------------|
| <b>Amount Due:</b>     | <b>\$21.26</b> |
| <b>Payment Amount:</b> | \$ _____       |

692124997907

Your account will be drafted on March 26, 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: March 05, 2026**  
**Charges Due: March 26, 2026**

## Meter Read

**Service Period:** Jan 31, 2026 - Feb 27, 2026

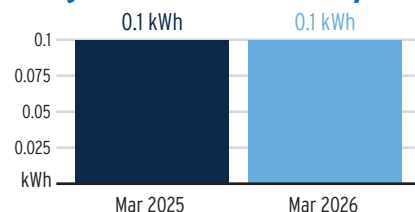
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000886162   | 02/27/2026 | 117             |   | 113              |   | 4 kWh      | 1          | 28 Days        |

## Charge Details

| Electric Charges                                 |                       |                |
|--|-----------------------|----------------|
| Daily Basic Service Charge                       | 28 days @ \$0.66000   | \$18.48        |
| 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                        |                       | \$0.49         |
| <b>Electric Service Cost</b>                     |                       | <b>\$19.60</b> |
| State Tax  |                       | \$1.66         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$21.26</b> |

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

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**Total Current Month's Charges \$21.26**

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 Tampa, FL 33631-3318  
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 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.
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 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

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888-223-0800 (All Other Counties)
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- Energy-Saving Programs:** 813-275-3909

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

**Statement Date:** March 05, 2026

|                    |                |
|--------------------|----------------|
| <b>Amount Due:</b> | <b>\$22.66</b> |
| <b>Due Date:</b>   | March 26, 2026 |
| <b>Account #:</b>  | 221009143712   |

**DO NOT PAY. Your account will be drafted on March 26, 2026**

**Account Summary**

|   |                |
|---|----------------|
| <b>Current Service Period:</b> January 31, 2026 - February 27, 2026 |                |
| Previous Amount Due   | \$25.05        |
| Payment(s) Received Since Last Statement                            | -\$25.05       |
| <b>Current Month's Charges</b>                                      | <b>\$22.66</b> |
| <b>Amount Due by March 26, 2026</b>                                 | <b>\$22.66</b> |

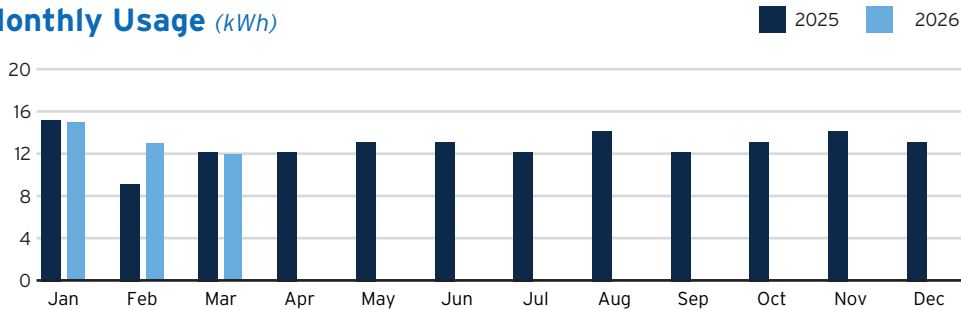
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

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

Scan here to view your account online.

**Monthly Usage (kWh)**



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

**Account #:** 221009143712  
**Due Date:** March 26, 2026

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

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

|                        |                |
|------------------------|----------------|
| <b>Amount Due:</b>     | <b>\$22.66</b> |
| <b>Payment Amount:</b> | \$ _____       |

692124997908

Your account will be drafted on March 26, 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:** March 05, 2026  
**Charges Due:** March 26, 2026

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Jan 31, 2026 - Feb 27, 2026

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

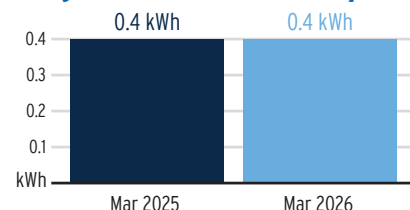
| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000912374   | 02/27/2026 | 352             |   | 340              |   | 12 kWh     | 1          | 28 Days        |

## Charge Details

| Electric Charges                                 |                        |                |
|--|------------------------|----------------|
| Daily Basic Service Charge                       | 28 days @ \$0.66000    | \$18.48        |
| Energy Charge                                    | 12 kWh @ \$0.09202/kWh | \$1.10         |
| Fuel Charge                                      | 12 kWh @ \$0.03516/kWh | \$0.42         |
| Storm Protection Charge                          | 12 kWh @ \$0.00568/kWh | \$0.07         |
| Clean Energy Transition Mechanism                | 12 kWh @ \$0.00418/kWh | \$0.05         |
| Storm Surcharge                                  | 12 kWh @ \$0.02121/kWh | \$0.25         |
| Florida Gross Receipt Tax                        |                        | \$0.52         |
| <b>Electric Service Cost</b>                     |                        | <b>\$20.89</b> |
| State Tax  |                        | \$1.77         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$22.66</b> |

**Total Current Month's Charges \$22.66**

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

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## Ways To Pay Your Bill

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

## Contact Us

- Online:** [TampaElectric.com](https://www.tampaelectric.com)
- Phone:** **Commercial Customer Care:** 866-832-6249
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888-223-0800 (All Other Counties)
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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:** March 05, 2026

|                                 |                |
|---------------------------------|----------------|
| <b>Amount Due:</b>              | <b>\$21.26</b> |
| <b>Due Date:</b> March 26, 2026 |                |
| <b>Account #:</b> 221009143720  |                |

**DO NOT PAY. Your account will be drafted on March 26, 2026**

**Account Summary**

|   |                |
|---|----------------|
| <b>Current Service Period:</b> January 31, 2026 - February 27, 2026 |                |
| Previous Amount Due   | \$23.46        |
| Payment(s) Received Since Last Statement                            | -\$23.46       |
| <b>Current Month's Charges</b>                                      | <b>\$21.26</b> |
| <b>Amount Due by March 26, 2026</b>                                 | <b>\$21.26</b> |

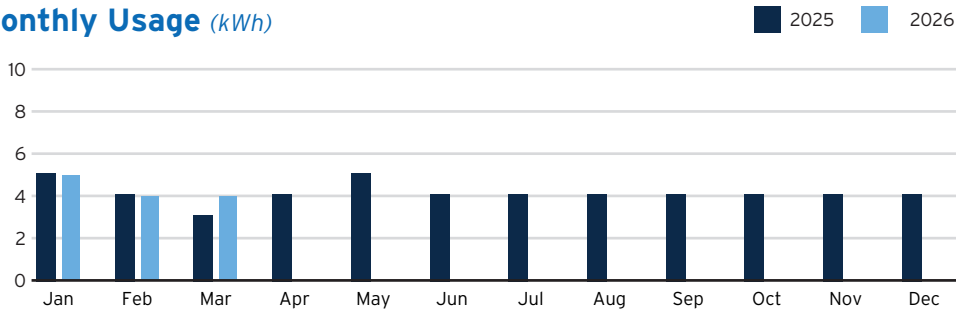
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

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

Scan here to view your account online.

**Monthly Usage (kWh)**



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



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

**Account #:** 221009143720  
**Due Date:** March 26, 2026

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

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

|                        |                |
|------------------------|----------------|
| <b>Amount Due:</b>     | <b>\$21.26</b> |
| <b>Payment Amount:</b> | \$ _____       |

692124997909

Your account will be drafted on March 26, 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:** March 05, 2026  
**Charges Due:** March 26, 2026

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Jan 31, 2026 - Feb 27, 2026

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

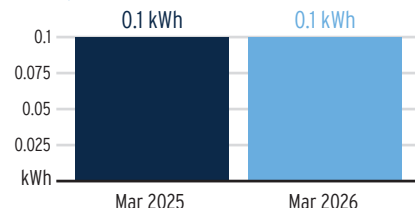
| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000912373   | 02/27/2026 | 113             |   | 109              |   | 4 kWh      | 1          | 28 Days        |

## Charge Details

| Electric Charges                                 |                       |                |
|--|-----------------------|----------------|
| Daily Basic Service Charge                       | 28 days @ \$0.66000   | \$18.48        |
| 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                        |                       | \$0.49         |
| <b>Electric Service Cost</b>                     |                       | <b>\$19.60</b> |
| State Tax  |                       | \$1.66         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$21.26</b> |

**Total Current Month's Charges \$21.26**

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://TampaElectric.com/BizSave).

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

## Ways To Pay Your Bill

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

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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: March 05, 2026

Amount Due: \$21.26

Due Date: March 26, 2026

Account #: 221009143738

DO NOT PAY. Your account will be drafted on March 26, 2026

Account Summary

Table with account summary: Current Service Period (Jan 31 - Feb 27, 2026), Previous Amount Due (\$23.65), Payment(s) Received (-\$23.65), Current Month's Charges (\$21.26), Amount Due by March 26, 2026 (\$21.26)

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

Your Energy Insight

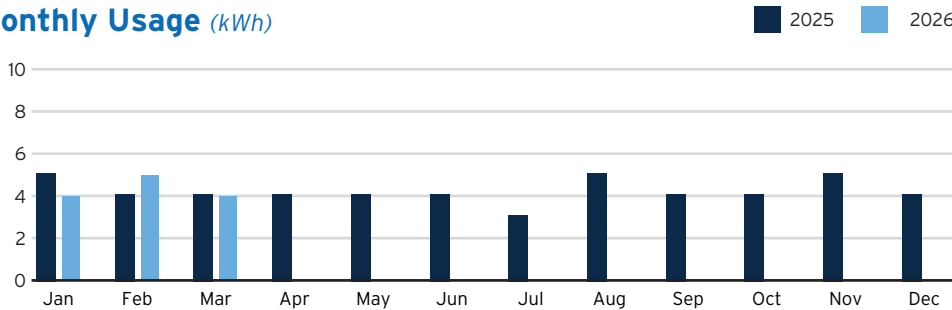
Your average daily kWh used was 0% higher than the same period last year.

Your average daily kWh used was 50% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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



Account #: 221009143738

Due Date: March 26, 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: \$21.26

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

692124997910

Your account will be drafted on March 26, 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:**  
6064 HIDDEN BRANCH DR  
IRR, APOLLO BEACH, FL 33572-2282

**Account #:** 221009143738  
**Statement Date:** March 05, 2026  
**Charges Due:** March 26, 2026

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Jan 31, 2026 - Feb 27, 2026

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

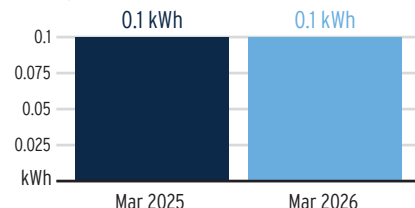
| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000912320   | 02/27/2026 | 119             |   | 115              |   | 4 kWh      | 1          | 28 Days        |

## Charge Details

| Electric Charges                                 |                       |                |
|--|-----------------------|----------------|
| Daily Basic Service Charge                       | 28 days @ \$0.66000   | \$18.48        |
| 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                        |                       | \$0.49         |
| <b>Electric Service Cost</b>                     |                       | <b>\$19.60</b> |
| State Tax  |                       | \$1.66         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$21.26</b> |

**Total Current Month's Charges \$21.26**

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

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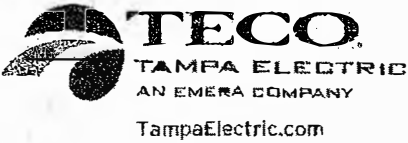
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P.O. Box 31318  
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WATERSET SOUTH CDD  
 C/O WOLF CREEK PH A, D1  
 6160 TURNBUCKLE DR  
 APOLLO BEACH, FL 33572

FEB 23 2026

Statement Date: February 19, 2026

|             |                |
|-------------|----------------|
| Amount Due: | \$607.67       |
| Due Date:   | March 12, 2026 |
| Account #:  | 221009517212   |



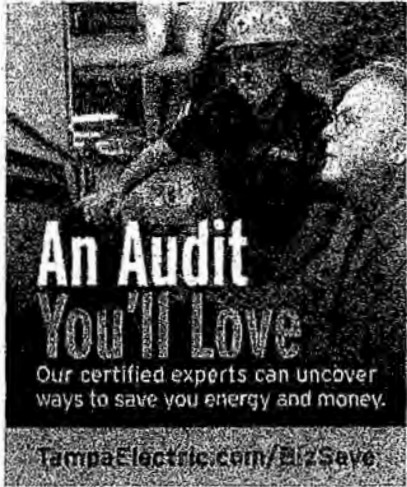
**Account Summary**

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> January 15, 2026 - February 13, 2026 |                 |
| Previous Amount Due   | \$616.78        |
| Payment(s) Received Since Last Statement                            | -\$616.78       |
| <b>Current Month's Charges</b>                                      | <b>\$607.67</b> |
| <b>Amount Due by March 12, 2026</b>                                 | <b>\$607.67</b> |

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



Scan here to view your account online.



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


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



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

Account #: 221009517212

Due Date: March 12, 2026

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

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

|                 |          |
|-----------------|----------|
| Amount Due:     | \$607.67 |
| Payment Amount: | \$ _____ |

643977123265

Your account will be drafted on March 12, 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.

00006641-0014572-Page 5 of 8



Service For:  
6160 TURNBUCKLE DR  
APOLLO BEACH, FL 33572

Account #: 221009517212  
Statement Date: February 19, 2026  
Charges Due: March 12, 2026

Service Period: Jan 15, 2026 - Feb 13, 2026

Rate Schedule: Lighting Service

### Charge Details

### 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.



#### Electric Charges

##### Lighting Service Items LS-1 (Bright Choices) for 30 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**

**Total Current Month's Charges \$607.67**

00006641-0014572-Page 6 of 8

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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**Credit or Debit Card**  
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**Phone**  
Toll Free: **866-689-6469**

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

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

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# MEDICAL WATCH

## for Customers Using Life-Sustaining Equipment



**HELPING YOU STAY INFORMED AND READY**

If you or a loved one rely on life-sustaining electric-powered medical equipment, enrolling in our Medical Watch program is an important step.

### Medical Watch Benefits

- Provides advance notice of electric interruptions due to scheduled maintenance
- Notifies you if power interruptions may occur due to unpaid bills
- Allows you more time to plan and take steps to protect your health during an outage

### Eligibility Requirements

- The household must include a resident who depends on life-sustaining medical equipment that runs on electricity
- That resident's eligibility must be certified by a Florida-licensed physician

**IMPORTANT:** Medical Watch does not provide priority restoration, prevent outages, prevent interruption for non-payment or guarantee continuous service. We encourage everyone to have an emergency plan and to have ready any needed backup power and equipment.

### Enroll Today.

Scan the QR code or visit [TampaElectric.com/MedicalWatch](http://TampaElectric.com/MedicalWatch) to learn more. To apply, call **813-225-5051**.



**JOIN STATE AND LOCAL GOVERNMENT REGISTRIES FOR ADDITIONAL SUPPORT.**

Assistance is available for those with special needs, especially during storm-related emergencies.



**A statewide registry** provides emergency management agencies with valuable information to prepare and respond to disasters and emergencies. To learn more, visit **FloridaDisaster.org**. Click the Special Needs Registry tab.



**Local authorities can assist** you with finding emergency shelter and getting you there. For information or to join your County's special needs registry, call:

- 813-307-8063** (Hillsborough County)
- 727-847-8137** (Pasco County)
- 863-298-7027** (Polk County)
- 727-464-3800** (Pinellas County)

*Note, these numbers are NOT for Tampa Electric's Medical Watch, billing or account-related questions.*





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

Statement Date: March 05, 2026


|                                 |               |
|---------------------------------|---------------|
| <b>Amount Due:</b>              | <b>\$1.69</b> |
| <b>Due Date:</b> March 26, 2026 |               |
| <b>Account #:</b> 221009541097  |               |

**DO NOT PAY. Your account will be drafted on March 26, 2026**

### Account Summary

|   |               |
|---|---------------|
| <b>Current Service Period:</b> January 30, 2026 - February 27, 2026 |               |
| Previous Amount Due   | \$0.00        |
| Payment(s) Received Since Last Statement                            | \$0.00        |
| <b>Current Month's Charges</b>                                      | <b>\$1.69</b> |
| <b>Amount Due by March 26, 2026</b>                                 | <b>\$1.69</b> |

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



Scan here to view your account online.



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

**Account #:** 221009541097  
**Due Date:** March 26, 2026

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

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

|                        |               |
|------------------------|---------------|
| <b>Amount Due:</b>     | <b>\$1.69</b> |
| <b>Payment Amount:</b> | \$ _____      |

695827656943

Your account will be drafted on March 26, 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:**  
 WATERSSET WOLF CREEK PH E  
 APOLLO BEACH, FL 33572

**Account #:** 221009541097  
**Statement Date:** March 05, 2026  
**Charges Due:** March 26, 2026

**Service Period:** Jan 30, 2026 - Feb 27, 2026

**Rate Schedule:** Lighting Service

## Charge Details

| <b>Electric Charges</b><br>for 9 days |                       |               |
|---------------------------------------|-----------------------|---------------|
| Lighting Energy Charge                | 1 kWh @ \$0.03411/kWh | \$0.03        |
| Fixture & Maintenance Charge          | 1 Fixture             | \$0.55        |
| Lighting Pole / Wire                  | 1 Pole                | \$0.94        |
| Lighting Fuel Charge                  | 1 kWh @ \$0.03452/kWh | \$0.03        |
| Storm Protection Charge               | 1 kWh @ \$0.00574/kWh | \$0.01        |
| Clean Energy Transition Mechanism     | 1 kWh @ \$0.00043/kWh | \$0.00        |
| Storm Surcharge                       | 1 kWh @ \$0.01230/kWh | \$0.01        |
| Florida Gross Receipt Tax             |                       | \$0.00        |
| State Tax                             |                       | \$0.12        |
| <b>Lighting Charges</b>               |                       | <b>\$1.69</b> |

**Total Current Month's Charges \$1.69**

## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

FEB 23 2026

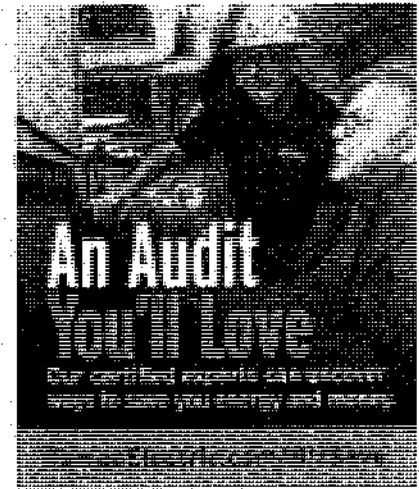
Statement Date: February 19, 2026

Amount Due: \$24.49  
 Due Date: March 12, 2026  
 Account #: 221009547813

Your Energy Insight



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



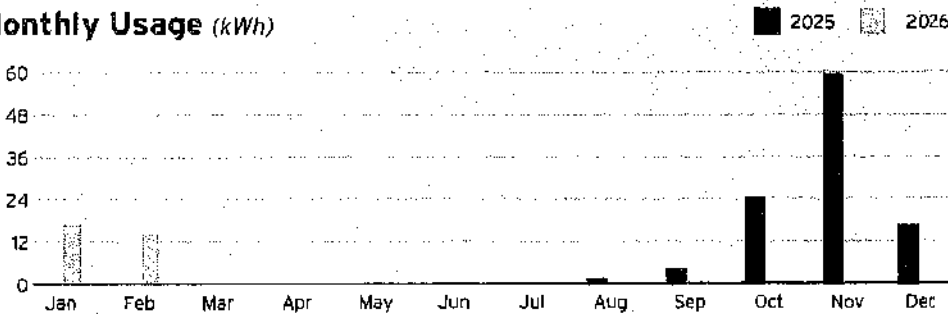
Account Summary

|  |                |
|--|----------------|
| Current Service Period: January 15, 2026 - February 13, 2026 |                |
| Previous Amount Due  | \$32.22        |
| Payment(s) Received Since Last Statement                     | -\$32.22       |
| Current Month's Charges                                      | \$24.49        |
| <b>Amount Due by March 12, 2026</b>                          | <b>\$24.49</b> |

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

00006641-001-4570-Page 1 of 8

Monthly Usage (kWh)



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

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



Account #: 221009547813  
 Due Date: March 12, 2026



Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

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

Amount Due: \$24.49  
 Payment Amount: \$ \_\_\_\_\_

643977123266

Your account will be drafted on March 12, 2026

00006641 FTECO102192823144010 00000 02 00000000 13446 004

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:** February 19, 2026  
**Charges Due:** March 12, 2026

## Meter Read

**Meter Location:** MAINT

**Service Period:** Jan 15, 2026 - Feb 13, 2026

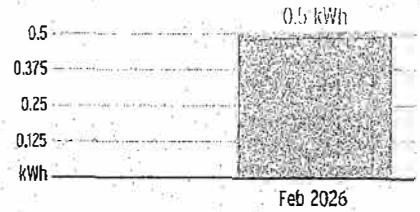
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000967360   | 02/13/2026 | 135             | 121              |   | 14 kWh     | 1          | 30 Days        |

## Charge Details

| ⚡ Electric Charges                               |                        |                |
|--|------------------------|----------------|
| Daily Basic Service Charge                       | 30 days @ \$0.66000    | \$19.80        |
| Energy Charge                                    | 14 kWh @ \$0.09202/kWh | \$1.29         |
| Fuel Charge                                      | 14 kWh @ \$0.03516/kWh | \$0.49         |
| Storm Protection Charge                          | 14 kWh @ \$0.00568/kWh | \$0.08         |
| Clean Energy Transition Mechanism                | 14 kWh @ \$0.00418/kWh | \$0.06         |
| Storm Surcharge                                  | 14 kWh @ \$0.02121/kWh | \$0.30         |
| Florida Gross Receipt Tax                        |                        | \$0.56         |
| <b>Electric Service Cost</b>                     |                        | <b>\$22.58</b> |
| State Tax  |                        | \$1.91         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$24.49</b> |

## 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**

**\$24.49**

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

## Ways To Pay Your Bill

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

## Contact Us

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- Phone:**
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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# MEDICAL WATCH

## for Customers Using Life-Sustaining Equipment



**HELPING YOU STAY INFORMED AND READY**

If you or a loved one rely on life-sustaining electric-powered medical equipment, enrolling in our Medical Watch program is an important step.

### Medical Watch Benefits

- Provides advance notice of electric interruptions due to scheduled maintenance
- Notifies you if power interruptions may occur due to unpaid bills
- Allows you more time to plan and take steps to protect your health during an outage

### Eligibility Requirements

- The household must include a resident who depends on life-sustaining medical equipment that runs on electricity
- That resident's eligibility must be certified by a Florida-licensed physician

**IMPORTANT:** Medical Watch does not provide priority restoration, prevent outages, prevent interruption for non-payment or guarantee continuous service. We encourage everyone to have an emergency plan and to have ready any needed backup power and equipment.

### Enroll Today.

Scan the QR code or visit [TampaElectric.com/MedicalWatch](http://TampaElectric.com/MedicalWatch) to learn more. To apply, call **813-225-5051**.



**JOIN STATE AND LOCAL GOVERNMENT REGISTRIES FOR ADDITIONAL SUPPORT.**

Assistance is available for those with special needs, especially during storm-related emergencies.



**A statewide registry** provides emergency management agencies

with valuable information to prepare and respond to disasters and emergencies. To learn more, visit **FloridaDisaster.org**. Click the Special Needs Registry tab.



**Local authorities can assist** you with finding emergency shelter and

getting you there. For information or to join your County's special needs registry, call:

**813-307-8063** (Hillsborough County)

**727-847-8137** (Pasco County)

**863-298-7027** (Polk County)

**727-464-3800** (Pinellas County)

*Note, these numbers are NOT for Tampa Electric's Medical Watch, billing or account-related questions.*



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

Statement Date: March 05, 2026

|                                 |                |
|---------------------------------|----------------|
| <b>Amount Due:</b>              | <b>\$21.79</b> |
| <b>Due Date:</b> March 26, 2026 |                |
| <b>Account #:</b> 221009609878  |                |

**DO NOT PAY. Your account will be drafted on March 26, 2026**


### Account Summary

|   |                |
|---|----------------|
| <b>Current Service Period:</b> January 31, 2026 - February 27, 2026 |                |
| Previous Amount Due   | \$24.52        |
| Payment(s) Received Since Last Statement                            | -\$24.52       |
| <b>Current Month's Charges</b>                                      | <b>\$21.79</b> |
| <b>Amount Due by March 26, 2026</b>                                 | <b>\$21.79</b> |

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

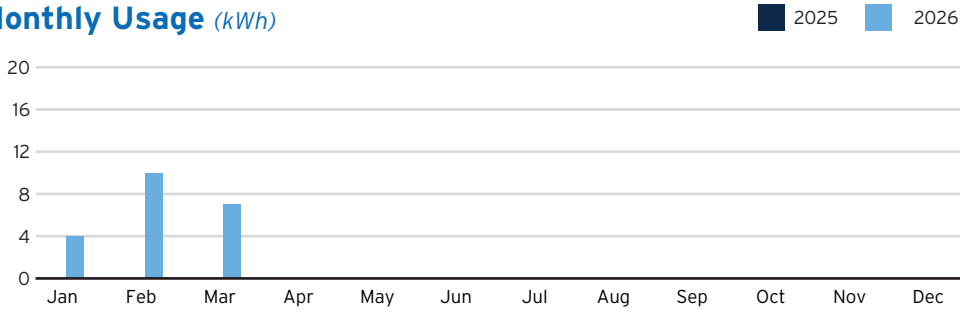
### Your Energy Insight

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



Scan here to view your account online.

### Monthly Usage (kWh)



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



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

**Account #:** 221009609878  
**Due Date:** March 26, 2026

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

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

|                        |                |
|------------------------|----------------|
| <b>Amount Due:</b>     | <b>\$21.79</b> |
| <b>Payment Amount:</b> | \$ _____       |

611878474880

Your account will be drafted on March 26, 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:** March 05, 2026  
**Charges Due:** March 26, 2026

## Meter Read

**Service Period:** Jan 31, 2026 - Feb 27, 2026

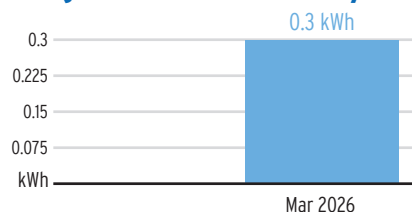
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000086061   | 02/27/2026 | 21              |   | 14               |   | 7 kWh      | 1          | 28 Days        |

## Charge Details

| Electric Charges                                 |                       |                |
|--|-----------------------|----------------|
| Daily Basic Service Charge                       | 28 days @ \$0.66000   | \$18.48        |
| Energy Charge                                    | 7 kWh @ \$0.09202/kWh | \$0.64         |
| Fuel Charge                                      | 7 kWh @ \$0.03516/kWh | \$0.25         |
| Storm Protection Charge                          | 7 kWh @ \$0.00568/kWh | \$0.04         |
| Clean Energy Transition Mechanism                | 7 kWh @ \$0.00418/kWh | \$0.03         |
| Storm Surcharge                                  | 7 kWh @ \$0.02121/kWh | \$0.15         |
| Florida Gross Receipt Tax                        |                       | \$0.50         |
| <b>Electric Service Cost</b>                     |                       | <b>\$20.09</b> |
| State Tax  |                       | \$1.70         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$21.79</b> |

## Avg kWh Used Per Day



## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

**Total Current Month's Charges \$21.79**

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)
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 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.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  
6160 TURNBUCKLE DR  
APOLLO BEACH, FL 33572

Statement Date: March 05, 2026

Amount Due: \$7,236.74

Due Date: March 26, 2026

Account #: 221009546666

**DO NOT PAY. Your account will be drafted on March 26, 2026**

### Your Energy Insight




Your average daily THMS used was **19.99% lower** than it was in your previous period.

### Account Summary

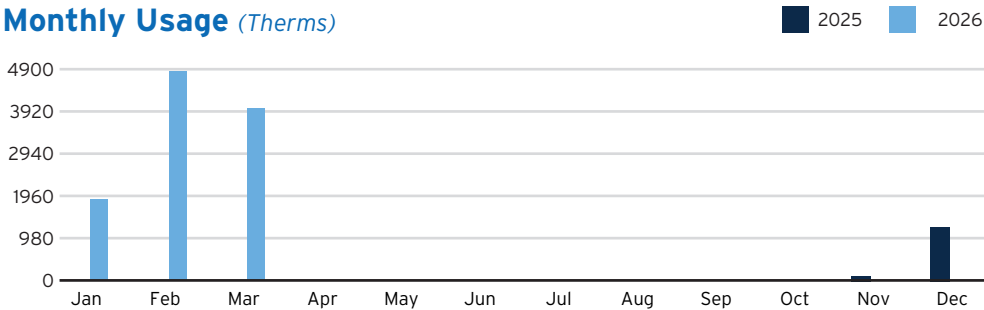
|  |                   |
|--|-------------------|
| <b>Current Service Period:</b> January 31, 2026 - March 02, 2026 |                   |
| Previous Amount Due  | \$8,718.28        |
| Payment(s) Received Since Last Statement                         | -\$8,718.28       |
| <b>Current Month's Charges</b>                                   | <b>\$7,236.74</b> |
| <b>Amount Due by March 26, 2026</b>                              | <b>\$7,236.74</b> |

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



Scan here to view your account online.

### Monthly Usage (Therms)



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

## Ready to dig into spring?

Always contact **811** before you dig.



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

Account #: 221009546666

Due Date: March 26, 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](https://PeoplesGas.com/Paperless) to enroll now.

Amount Due: \$7,236.74

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

695827656944

Your account will be drafted on March 26, 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: March 05, 2026**  
**Charges Due: March 26, 2026**

## Meter Read

**Service Period:** Jan 31, 2026 - Mar 02, 2026

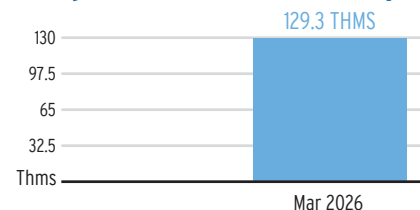
**Rate Schedule:** General Service 1 (GS1)

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Measured Volume | x BTU | x Conversion | = Total Used   | Billing Period |
|--------------|------------|-----------------|--------------------|-------------------|-------|--------------|----------------|----------------|
| ADX15885     | 03/02/2026 | 320             | 6,872              | 3,448 CCF         | 1.041 | 1.1168       | 4,008.6 Therms | 31 Days        |

## Charge Details

| Natural Gas Charges                                 |                          |  |                   |
|---|--------------------------|--|-------------------|
| Customer Charge                                     |                          |  | \$81.00           |
| Distribution Charge                                 | 4,008.6 THMS @ \$0.47618 |  | \$1,908.82        |
| PGA   | 4,008.6 THMS @ \$1.16057 |  | \$4,652.26        |
| Florida Gross Receipts Tax                          |                          |  | \$114.28          |
| <b>Natural Gas Service Cost</b>                     |                          |  | <b>\$6,756.36</b> |
| State Tax   |                          |  | \$480.38          |
| <b>Total Natural Gas Cost, Local Fees and Taxes</b> |                          |  | <b>\$7,236.74</b> |

## Avg THMS Used Per Day



## Important Messages

**How cold weather impacts your bill**  
You may have noticed your natural gas bill is higher than usual. Cold weather across the nation caused natural gas prices to rise. Visit [PeoplesGas.com/AboutMyBill](http://PeoplesGas.com/AboutMyBill) to learn more and connect with resources.

**Total Current Month's Charges \$7,236.74**

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

## Ways To Pay Your Bill

- Bank Draft**  
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TECO  
P.O. Box 31318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Residential Customer Care:**  
813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All Other Counties)
- Online:**  
[PeoplesGas.com](http://PeoplesGas.com)
- Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Hearing Impaired/TTY:**  
7-1-1  
**Natural Gas Outage:**  
877-832-6747  
**Natural Gas Energy Conservation Rebates:**  
877-832-6747

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00701H

Date 03/06/2026

**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 # 26-00701H<br><b>Notice of the District's Intent to use the Uniform Method of Collection of Non-Ad Valorem Special Assessments</b><br>RE: Waterset South CDD Board of Supervisors Hearing on 4/9/26 at 10:00 AM<br>Published: 3/6/2026, 3/13/2026, 3/20/2026, 3/27/2026 | \$341.24 |
|---|----------|

### Important Message

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

|              |                 |
|--------------|-----------------|
| Paid         | ( )             |
| <b>Total</b> | <b>\$341.24</b> |

**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

**WATERSET SOUTH COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF THE DISTRICT'S  
INTENT TO USE THE UNIFORM  
METHOD OF COLLECTION OF  
NON-AD VALOREM SPECIAL  
ASSESSMENTS**

Notice is hereby given that the Waterset South Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on April 9, 2026, at 10:00 a.m., at 2700 S. Falkenburg Road, #2745, Riverview, Florida 33578.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, offsite utilities, stormwater management systems, water and sewer utilities, street lighting, roadway improvements, amenity facilities, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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 such appeal is to be based.

Stephanie DeLuna, District Manager  
March 6, 13, 20, 27, 2026

26-00701H

**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

Invoice # 26-00767H

Date 03/06/2026

**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 # 26-00767H<br><b>Notice of Regular Meeting</b><br>RE: Waterset South CDD Board of Supervisors Meeting on 3/12/26 at 10:00 AM<br>Published: 3/6/2026 | \$50.31 |

| Important Message   | Paid                        |
|---|-----------------------------|
| Please include our Serial # on your check      Pay by credit card online: <a href="https://legals.businessobserverfl.com/send-payment/">https://legals.businessobserverfl.com/send-payment/</a> | ( )                         |
|   | <b>Total</b> <b>\$50.31</b> |

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

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

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# Business Observer

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

## INVOICE

### Legal Advertising

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

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

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  
March 6, 2026 26-00767H

**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  
26-00767H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

MAR - 9 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,

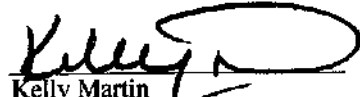
being a Notice of Regular Meeting

in the matter of Waterset South CDD Board of Supervisors Meeting on 3/12/26 at 10:00 AM

in the Court, was published in said newspaper by print in the issues of 3/6/2026

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

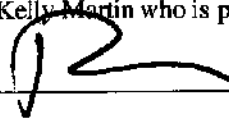
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Kelly Martin

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

6th day of March, 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

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

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) 938-5571, 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  
March 6, 2026

26-00767H

# WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

## Check Request

Amount: \$84.37

Date: 03/05/2026

Payable To: Waterset Central CDD

Address: 3434 Colwell Ave., Suite 200 Tampa, FL 33614

Reason: Reimburse Waterset Central for PC Consultants for

Invoice 108908

Requestor: Karla Pena (Staff Accountant)

Directions for Check: 184-001-57200-4711

# PC Consultants

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

Invoice 108908

## INVOICE

| Customer |                                    | Date      |                  |
|----------|------------------------------------|-----------|------------------|
| Name     | Waterset Central CDD               | Date      | 2/2/2026         |
| Address  | 3434 Colwell Ave. Suite 200        | Order No. | Approved: Klenke |
| City     | Tampa State FL ZIP 33614           | Rep       | Ken Johnson      |
| Phone    | (813)677-2114; Attn:Katiria Parodi | FOB       | PCC Shop Prep    |

| Qty |  | Unit Price | TOTAL    |
|-----|--|------------|----------|
| 1.1 | Labor: 01/14/26 - Unbox M70q #1 to begin prep waiting for (2) image backups to arrive from Waterset of both Front & Property Manager PC's; Boot M70q #1; Complete setup of Windows 11 as Front Desk; Backup full image to 2TB PCC external drive for recovery if needed; Unbox M70q #2; Repeat same process except name PC: Property Manager; Backup full image to 2TB PCC external drive for recovery if needed; Waiting for UPS to deliver (2) thumbdrives so migration to both PC's can begin.<br><b>Actual PCC Bench Time: 4.0 Hrs</b><br><b>Billed Time: 1.1 Hrs @ \$75 Per Hr</b>  | \$75.00    | \$82.50  |
| 3.4 | Labor: 01/21/26 - Received (2) 128GB thumbdrives via UPS; Start on M70q #2 (Property Manager); Restore image backup of PM PC w/ Acronis 2021 boot DVD; Boot on imaged M70q #2; Begin migration process to new hardware; There are (2) drives on this restore: C: & D:; Restart after partial migration; Need Windows 10 signon password for Gabrielle Davis; Pin: 7281 alone will not work due to transition to new hardware; Email Katiria for password; While waiting, start on M70q#1 (Front); Image backup of Front PC w/ Acronis 2021 boot DVD; Begin migration process to new hardware; Restart after partial migration; PW: wclubhouse; Perform (2) Win10 updates; Reboot; Do (6), then (3) more W10 updates; Reboot; Perform (8) Lenovo specific hw updates; Flash Bios to latest firmware version (12/19/25 to 01/22/26); Begin Win11 upgrade to M90q #1; Success; Reboot; Do (1) Win11 updates; Reboot; Run CC; Purge 2.06GB, fix 175 registry issues; Delete prior W10 installation files to free up 25.3GB; Merge (3) partitions to make one large C: partition; Backup finished M70q to 128GB USB drive for safekeeping; Finished 1PM 1/22/25; Got password for PM M70q PC; #Waterset234 on 1/23 11AM; Continue work on M70q #2 (Property Manager); Run CC; Purge 833MB, fix 59 registry issues; Repeat migration process as performed on M70q #2; DL, run Malwarebytes (suspect spyware); Found/Quarantined/Purged 61 malwares; Run Diskclean; Free up 24.6GB; DL, install Lenovo Vantage; Update FW Bios to latest firmware version (12/19/25 to 01/22/26); Merge (3) partitions into on large C: partition; Remove HP programs associated w/ old PC; Run Acronis backup to 2nd 128GB USB drive for safekeeping; Front Admin PC M70q #1 finished 1:15PM 01/24/26.<br><b>Actual PCC Bench Time: 8.0 Hrs</b><br><b>Billed Time: 3.4 Hrs @ \$75 Per Hr</b><br><br>Florida Consumer Certificate of Exemption<br>Waterset Central Community Development District<br>Certificate Number: 85-8017374216C-0<br>Effective: 11/30/2022; Expires: 11/30/2027 | \$75.00    | \$255.00 |

**Payment Details**

Cash  
 Check  
 Net 15 #VALUE!

|              |                 |
|--------------|-----------------|
| SubTotal     | \$337.50        |
| Taxes State  |                 |
| <b>TOTAL</b> | <b>\$337.50</b> |

Office Use Only: Approved by Deneen Klenke 01/09/2026

**From:** [Katria Parodi](#)  
**To:** [Karla Pena](#); [Eric Kanjirathingal](#)  
**Cc:** [Stephanie DeLuna](#); [Rachel Welborn](#)  
**Subject:** [EXTERNAL]Waterset Central CDD - Invoice Processing and Billing Allocation  
**Date:** Monday, February 2, 2026 12:54:39 PM  
**Attachments:** [2025signature\\_2298:9c0-9578\\_463f-a7f3-fdcb7b50bab.png](#)  
[signaturerecommendation\(2\)\\_1567fa83-d687-49de-a632-308a636f23e3.png](#)  
[108908\\_WatersetCentralCDD.pdf](#)

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good afternoon,

Please process the attached invoice for Waterset Central CDD and bill back to each of the following entities in the amounts listed below:

- Waterset North CDD: \$84.38
- Waterset South CDD: \$84.37
- Waterset HOA: \$84.38

Thank you for your assistance!



**Katria Parodi**

Property Manager | Castle Group  
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive., Apollo Beach, FL 33572  
[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)  
P: 813-677-2114



**We're Hiring**

Click here to join our team!

**From:** PC Consultants <super.pcc@verizon.net>  
**Sent:** Monday, February 2, 2026 12:48 PM  
**To:** Katria Parodi <kparodi@castlegroup.com>  
**Cc:** Heidy Torres <heidy.torres@castlegroup.com>  
**Subject:** Invoice 108908

**This Message Is From an External Sender**

This message came from outside your organization.  
When in doubt, please contact the IT department.

Hi Katria,

Here is Invoice 108908 for labor performed @ PCC Shop as outlined on invoice for prep, recovery, migration & backups for (2) of the new M70q PC's for Front Admin & Property Manager.

Thank you,

--  
Kenneth Johnson  
PC Consultants  
Office: 813-973-3330  
Cell: 813-390-6344  
Email: [super.pcc@verizon.net](mailto:super.pcc@verizon.net)

# WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

## Check Request

Amount: \$51.87

Date: 03/05/2026

Payable To: Waterset Central CDD

Address: 3434 Colwell Ave., Suite 200 Tampa, FL 33614

Reason: Reimburse Waterset Central for PC Consultants for

Invoice 108918

Requestor: Karla Pena (Staff Accountant)

Directions for Check: 184-001-57200-4711

# PC Consultants

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

Invoice

108918

## INVOICE

### Customer

Name Waterset Central CDD  
 Address 3434 Colwell Ave. Suite 200  
 City Tampa State FL ZIP 33614  
 Phone (813)677-2114; Attn:Katiria Parodi

Date 2/9/2026  
 Order No. Approved: Klenke  
 Rep Ken Johnson  
 FOB Service Call

| Qty |   | Unit Price | TOTAL    |
|-----|---|------------|----------|
| 2.1 | <p>Labor: 02/05/26 - Arrive onsite 12:06PM; Bring in (3) PC's &amp; all supporting new equipment; Break down Front PC (ADMIN-DESKTOP); Wifi SSID: Frontier1042; Setup M70q; Connect existing monitor, wireless mouse; Use new keyboard; Boot; Connect to Wifi; Uninstall Acronis 2021 from PC during setup; Re-activate Microsoft 365/Office; MS365 not yet working; Remove Property Manager's old PC; Setup 2nd M70q; Connect all cables; Use existing Jelly combo KB/Mouse; Connect to WiFi: Frontier1042; Old PC Name: DESKTOP-0DQAVIO; Connect existing speakers which are not working well (scratchy); Test print from both new M70q's to workgroup printer in Katiria's office; OK; Called CastleGroup tech support to get email working properly on Front PC; Did not unbox the (2) LG monitors or setup 3rd M70q; Client states they will do that at later date.</p> <p><b>Actual PCC Onsite Time: 12:06PM -2:42PM = 2.6 Hrs</b><br/> <b>Billed Time: 2.1 Hrs @ \$75 Per Hr</b></p> <p>Florida Consumer Certificate of Exemption<br/>                     Waterset Central Community Development District<br/>                     Certificate Number: 85-8017374216C-0<br/>                     Effective: 11/30/2022; Expires: 11/30/2027</p> | \$75.00    | \$157.50 |
| 1   | Service Call: 02/05/2026 (80mi -2 Hr RoundTrip)   | \$50.00    | \$50.00  |
|     | SubTotal  |            | \$207.50 |

### Payment Details

- Cash  
 Check  
 Net 15 #VALUE!

Taxes State

**TOTAL \$207.50**

Office Use Only: Approved by Deneen Klenke 01/09/2026

**From:** [Katiria Parodi](#)  
**To:** [Karla Pena](#); [Eric Kanjirathingal](#)  
**Cc:** [Stephanie DeLuna](#)  
**Subject:** [EXTERNAL]Fw: Invoice 108918  
**Date:** Monday, February 9, 2026 3:58:56 PM  
**Attachments:** [2025signature\\_2298c9c09578d463fa7f3fdcb7b50bab.png](#)  
[signaturerecommendation\(2\)\\_1567fa83-d687-49de-a632-308a636f23e3.png](#)  
[108918\\_WatersetCentralCDD.pdf](#)

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good afternoon,

Please process the attached invoice. The breakdown for billing is as follows:

- Waterset North CDD – \$51.88
- Waterset Central CDD – \$51.88
- Waterset South CDD – \$51.87
- Waterset HOA – \$51.87

Please bill back the entities as described above.

Thank you!



**Katiria Parodi**

Property Manager | Castle Group  
Waterset "Proudly Managed by Castle Group" 7281 Paradise Drive., Apollo Beach, FL 33572  
[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com) | [www.castlegroup.com](http://www.castlegroup.com)  
P: 813-677-2114



**We're Hiring**

Click here to join our team!

**From:** PC Consultants <[super.pcc@verizon.net](mailto:super.pcc@verizon.net)>  
**Sent:** Monday, February 9, 2026 3:41 PM  
**To:** Katiria Parodi <[kparodi@castlegroup.com](mailto:kparodi@castlegroup.com)>  
**Cc:** Heidi Torres <[heidi.torres@castlegroup.com](mailto:heidi.torres@castlegroup.com)>  
**Subject:** Invoice 108918

**This Message Is From an External Sender**

This message came from outside your organization.  
When in doubt, please contact the IT department.

Hi Katiria/Heidi,

Here is Invoice 108918 for labor/service call performed Thursday 02/05/26.

Let me know if you have any questions re: the new equipment, etc.

Thank you,

--  
Kenneth Johnson  
PC Consultants