



Rizzetta & Company

Waterset South Community Development District

Board of Supervisors' Regular Meeting June 11, 2026

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

www.watersetsouthcdd.org

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

Board of Supervisors
Wataset South Community
Development District

June 4, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset South Community Development District will be held on **Thursday, June 11, 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
 - B.** Landscape and Irrigation
 - i. Presentation of Landscape Inspection Report..... Tab 3
 - ii. Landscape Contractor Update Tab 4
 - iii. Irrigation Contractor Report..... Tab 5
 - C.** District Counsel
 - i. Consideration of Resolution 2026-17; Setting Public Hearing for Revised Rule of Procedures Tab 6
 - D.** District Engineer
 - E.** Clubhouse Manager Report Tab 7
 - F.** District Manager
 - i. Presentation of District Managers Report (under separate cover)
- 4. BUSINESS ITEMS**
 - A.** Presentation of Fiscal Year 2026/2027 Proposed Budget
 - i. Consideration of Resolution 2026-16; Approving Fiscal Year 2026/2027 Proposed Budget & Set Public Hearing Tab 8
 - B.** Ratification of RedTree Irrigation Proposal..... Tab 9
 - C.** Ratification of Pond #28 for Solar Aeration..... Tab 10
- 5. BUSINESS ADMINISTRATION - CONSENT AGENDA ITEMS**
 - A.** Consideration of Minutes of the Board of Supervisors' Meeting held on May 14, 2026 Tab 11
 - B.** Consideration of Operations & Maintenance Expenditures for April 2026 Tab 12
- 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



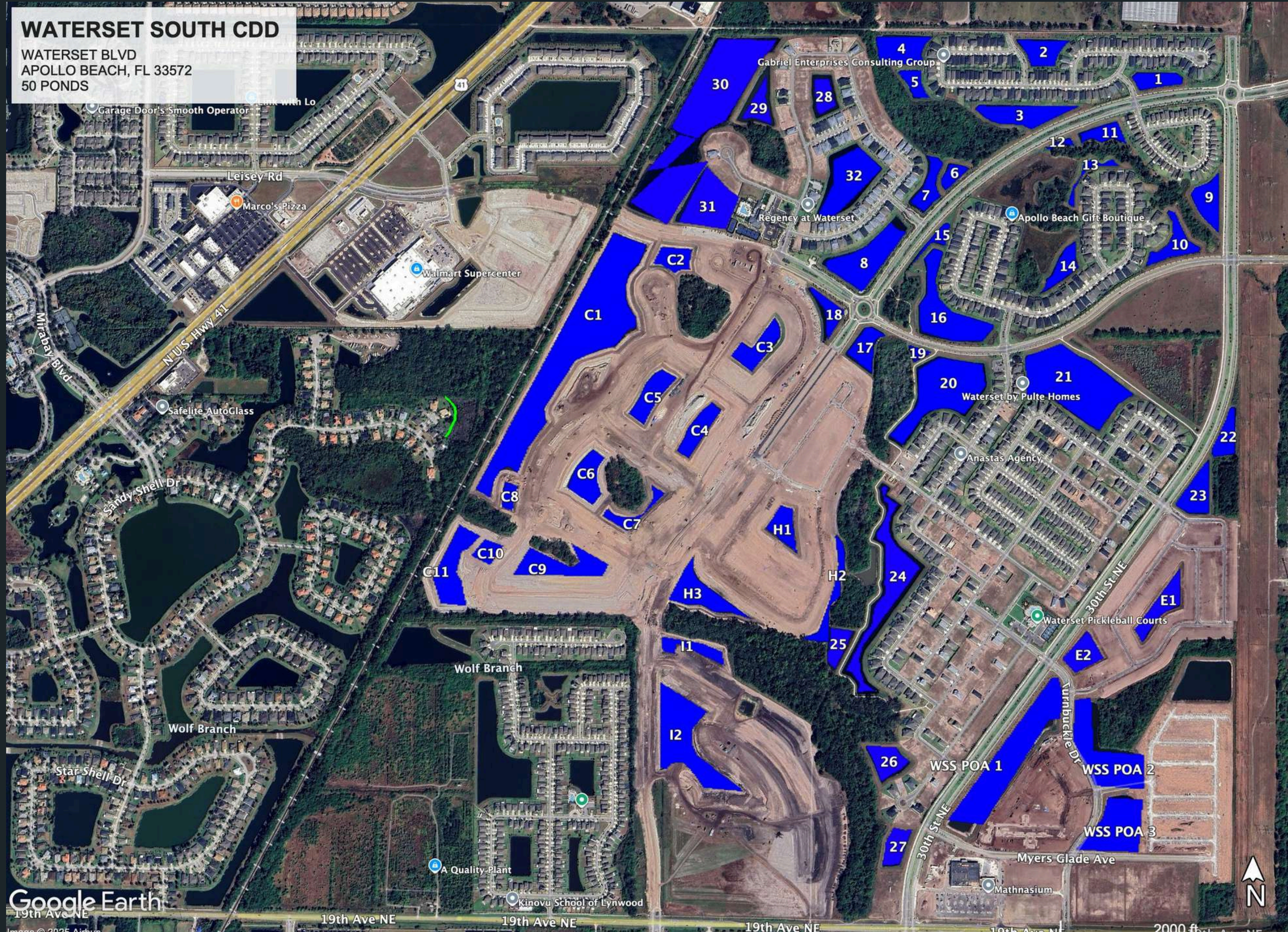
MONTHLY REPORT

JUNE, 2026



WATERSET SOUTH CDD

WATERSET BLVD
APOLLO BEACH, FL 33572
50 PONDS



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #2 Treated for Hydrilla and Shoreline Vegetation.



Pond #4 Treated for Pond weed and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for algae and Shoreline Vegetation.



Pond #3 Treated for Pond weed and Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #29 Treated for Shoreline Vegetation.



Pond #30 Treated for Algae and Shoreline Vegetation.



Pond #32 Treated for Pond weed and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.

Tab 2
USC



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

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

Invoice

BILL TO
Waterset South CDD Rizzetta P.O. Box 32414 Charlotte, NC 28232

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11178-b	06/01/2026	\$5,736.40	07/01/2026	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance: 23 Waterways	1	2,682.00	2,682.00
	Aquatic Maintenance	Monthly Lake Maintenance: 8 Waterways: Ponds 24-31	1	1,118.00	1,118.00
	Aquatic Maintenance	Monthly Lake Maintenance: 2 Waterways	1	220.00	220.00
	Aquatic Maintenance	Monthly Lake Maintenance: 4 Waterways	1	451.00	451.00
	Larvicide	Monthly Midge Larviciding for ponds: 7,8,20,28,29, & 32	1	1,134.00	1,134.00
	Additional Services	Temporary Fuel Surcharge	1	131.40	131.40

SUBTOTAL	5,736.40
TAX	0.00
TOTAL	5,736.40
BALANCE DUE	\$5,736.40

Tab 3
USC

Lawn & Ornamental Report

Contractor: DVS

Property: Watnset

Date: 05/26/22

Applicator Information:
Name - Christian Perez

Turf Application

Scheduled Application

I.D. Card # 1287020

Ornamental Application

Service Call

Turf Application Information

Ornamental Application Information

Fertilization	Weed Control	Disease & Insect	Fertilization	Disease & Insect
Liquid: <input type="checkbox"/> Granular: <input checked="" type="checkbox"/> 1) Analysis: <u>24 0-10</u> Application Rate: <u>4.502 lbs</u> (lbs. N / 1000 Sq. Ft.) Area(s) Treated: <u>cul St Augustine</u> 2) Analysis: _____ Application Rate: _____ (lbs. N / 1000 Sq. Ft.) Area(s) Treated: _____ Report Item #(s): _____	Liquid: <input checked="" type="checkbox"/> Herbicide(s) Used: 1) <u>Ranger Pro 1gal</u> 2) _____ Area(s) Treated: <u>30th Street</u> Granular: <input type="checkbox"/> Herbicide Used: 1) _____ Area(s) Treated: _____ Report Item #(s): _____	Fungicide / Insecticide Used: 1) _____ Target Pest: _____ Area(s) Treated: _____ 2) _____ Target Pest: _____ Area(s) Treated: _____ Report Item #(s): _____	Liquid: <input type="checkbox"/> Granular: <input type="checkbox"/> 1) Analysis: _____ Palms: <input type="checkbox"/> Annuals: <input type="checkbox"/> Plants: All <input type="checkbox"/> Selected <input type="checkbox"/> 2) Analysis: _____ Palms: <input type="checkbox"/> Annuals: <input type="checkbox"/> Plants: All <input type="checkbox"/> Selected <input type="checkbox"/> Report Item #(s): _____	Fungicide / Insecticide Used: 1) _____ Target Pest: _____ Plants(s) Treated: _____ 2) _____ Target Pest: _____ Plants(s) Treated: _____ 3) _____ Target Pest: _____ Plants(s) Treated: _____ Report Item #(s): _____

Comments & Observations: _____



Technician's Signature

Manager's Signature: _____

Lawn & Ornamental Report

Contractor: ULS

Property: Waterjet

Date: 05/26/20

Applicator Information:
Name - Whiskian Percy

Turf Application

Scheduled Application

I.D. Card # - H 287020

Ornamental Application

Service Call

Turf Application Information

Ornamental Application Information

Fertilization	Weed Control	Disease & Insect	Fertilization	Disease & Insect
Liquid: <input type="checkbox"/>	Liquid: <input type="checkbox"/>	Fungicide / Insecticide Used:	Liquid: <input type="checkbox"/>	Fungicide / Insecticide Used:
Granular: <input type="checkbox"/>	Herbicide(s) Used:	1) _____	Granular: <input checked="" type="checkbox"/>	1) _____
1) Analysis: _____	1) _____	Target Pest: _____	1) Analysis: <u>3-10-10</u>	Target Pest: _____
Application Rate: _____ (lbs. N / 1000 Sq. Ft.)	2) _____	_____	Palms: <input type="checkbox"/>	Plants(s) Treated: _____
Area(s) Treated: _____	Area(s) Treated: _____	Area(s) Treated: _____	Annuals: <input type="checkbox"/>	_____
_____	_____	_____	Plants: All <input checked="" type="checkbox"/>	2) _____
_____	_____	_____	Selected <input type="checkbox"/>	Target Pest: _____
2) Analysis: _____	Granular: <input type="checkbox"/>	2) _____	2) Analysis: <u>3,000 pnb</u>	Plants(s) Treated: _____
Application Rate: _____ (lbs. N / 1000 Sq. Ft.)	Herbicide Used:	Target Pest: _____	Palms: <input type="checkbox"/>	3) _____
Area(s) Treated: _____	1) _____	_____	Annuals: <input type="checkbox"/>	Target Pest: _____
_____	Area(s) Treated: _____	Area(s) Treated: _____	Plants: All <input type="checkbox"/>	Plants(s) Treated: _____
_____	_____	_____	Selected <input type="checkbox"/>	_____
Report Item #(s) : _____	Report Item #(s) : _____	Report Item #(s) : _____	Report Item #(s) : _____	Report Item #(s) : _____

Comments & Observations: _____

MAD

Technician's Signature

Manager's Signature:

PRESSURE CHECK

Monday, May 4, 2026

Prepared For Waterset South

16 Issues Identified



G2

Pressure good



SEA BREEZE CIRCLE

Pressure good



CREEK SAND PARK

Pressure good



TURNBUCKLE PARK

Pressure good



EVERLONG LIFT STATION PARK

Pressure good



HIDDEN BRANCH WEST PARK

Pressure good



HIDDEN BRANCH EAST PARK

Pressure good



MID SHIP CIRCLE

Pressure good



C CONTROLLER

Pressure good



G1 CONTROLLER

Pressure good



A CONTROLLER

Pressure good



B CONTROLLER

Pressure good



SUMMER SUNSET PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO POND

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good

PROJECT 5/11/26, 8:41 AM

Waterset pressure check

Monday, May 11, 2026

Prepared For WSS

16 Issues Identified



G2

Pressure good



SEA BREEZE CIRCLE

Pressure good



CREEKSAND PARK

Pressure good



TURNBUCKLE PARK

Pressure good



G 1
Pressure good



EVERLONG LIFT STATION PARK
Pressure good. Filter cracked



C
Pressure good



HIDDEN BRANCH WEST
Pressure good



HIDDEN BRANCH EAST

Pressure good



MID SHIP CIRCLE

Pressure good



SUMMER SUNSET PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO POND

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good



A

Pressure good



B

Pressure good

WSS PRESSURE CHECK

Monday, May 18, 2026

Prepared For WSS

16 Issues Identified



A
Pressure good



B
Pressure good



C
Pressure good



EVERLONG LIFT STATION PARK
Pressure good (film damaged,awaiting replacement)



HIDDEN BRANCH WEST

Pressure good



HIDDEN BRANCH EAST

Pressure good



MID SHIP CIRCLE

Pressure good



G 1

Pressure good



G2

Pressure good



SEA BREEZE CIRCLE

Pressure good



CREEK SAND PARK

Pressure good



TURNBUCKLE PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO POND

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good



SUMMER SUNSET PARK

Pressure good

PRESSURE CHECK

Tuesday, May 26, 2026

Prepared For WSS

16 Issues Identified



A
Pressure good



B
Pressure good



C
Pressure good



G 1
Pressure good



G 2
Pressure good



SEA BREEZE CIRCLE
Pressure good



CREEK SAND PARK
Pressure good



EVERLONG LIFT STATION PARK
Pressure good



TURNBUCKLE PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good



SUMMER SUNSET PARK

Pressure good



HIDDEN BRANCH WEST

Pressure good



MID SHIP CIRCLE

Pressure good



HIDDEN BRANCH EAST

Pressure good

Tab 4
USC

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, 30th Street, Waterset Blvd.


General Updates, Recent & Upcoming Maintenance Events:

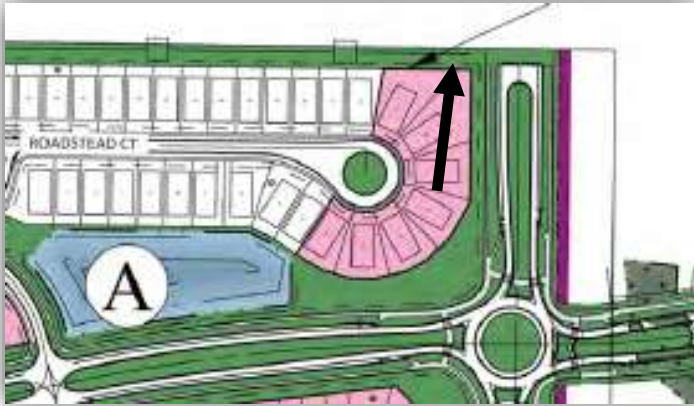
- **May fertilizer applications are the last ones until October following the Hillsborough County ban on Nitrogen & Phosphorus. However, I am confident that during this blackout period, ULS will incorporate summer blends, as noted in the scope of services, if needed. ULS did not list any of these in 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.), 30th 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 30th 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 30th 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, 30th 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 10th Oak west of 30th 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 30th 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 30th 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 30th Street one (1) foot above the black aluminum fence. 


17. Southbound on 30th 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)




30th Street, Founders' Club

18. Turf on 30th 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) 



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





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




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




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> 




Founders' Club, Creek Sand, 30th 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). 




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




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



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

32. Keep the Confederate Jasmine at the 19th 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 30th Street south of the WSBlvd. roundabout. 



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 5
USC

Job Name: Waterset South CDD
 Job Number : A
 Controller : _____
 #/Location: WSB & Summer Sunset
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	6:00 AM	100	M W F
B	6:00 AM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	M TH
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	S	TB	S	R	D	S	TB	R	D	S	S	S
Turf - Shrub - Annuals	T	T	T	T	T	TB	T	T	S	T	S	T	S	T	T	T
Run Time Program A, B, C	20	20	20	20	20		20	45		20		35		20	20	20
Run Time Program D						0			45		5		30			
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Over 2" Mainline Break																
Broken Valve Box																
Decoder						10R					10R					
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zone 22 currently not in use all established roots covered by sprays
zones 22 & 27 need 10' round valve box covers replaced

Tech Name: Charlie

Job Name: Waterset South CDD

Job Number : A

Controller

#/Location: WSB & Summer Sunset

Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	6:00 AM	100	M W F
B	6:00 AM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	M TH
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifigal
Pump Start Submersible

ZONE INFORMATION	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray - Rotor - Drip - Bubbler - MP	R	R	S	TB	D	S	R	S	R	S	S	S	D	S	TB	
Turf - Shrub - Annuals	T	T	T	S	S	T	T	T	T	T	T	T	S	T	S	
Run Time Program A, B, C				10	45								45		10	
Run Time Program D	45	45	20			20	40	10	40	20	15	20		20		
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR

Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments:

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : B
 Controller : WSB & Summer Sunset
 #/Location: WSB & Summer Sunset
 Date: 5/19/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 PM	100	M W F
B	8:00 PM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	M TH
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	S	TB	R	S	R	S	S	S	S	S	TB	S	S	D	S
Turf - Shrub - Annuals	S	T	S	T	T	T	T	T	T	T	T	S	T	T	S	T
Run Time Program A, B, C		20		45	20	45	20	20	20	20	20		20	20		20
Run Time Program D	30		1									10			30	
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter									1							
Partially Clogged Nozzle																
Valve Under 2"							1									
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR																
Over 2" Mainline Break																
Broken Valve Box																
Decoder	10R															
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zone 7 broken tee 3/4" @ summer sunset & golden nettle, possible master valve line break after master valve along wsb while system is running is repaired. Zone 7 lateral line break & zone 9 broken spray repaired under contract

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : B
 Controller :
 #/Location: WSB & Summer Sunset
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 PM	100	M W F
B	8:00 PM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	M TH
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	S	S	S	D	S	S	D	R	S	S	S	TB	S	TB	S	S
Turf - Shrub - Annuals	T	T	T	S	T	T	S	T	T	T	T	S	T	S	T	T
Run Time Program A, B, C	20	20	20		20	20		45	20	20	20		20		20	20
Run Time Program D				30			30					5		5		
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Over 2" Mainline Break																
Broken Valve Box																
Decoder						10R	10R									
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zones 22 & 23 need 10" round valve box covers

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : B
 Controller : _____
 #/Location: WSB & Summer Sunset
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 PM	100	M W F
B	8:00 PM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	M TH
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	S	TB	D	R	S	S	S	S	TB	S	S	R
Turf - Shrub - Annuals	T	T	T	T	T	S	S	T	T	T	T	T	S	T	T	T
Run Time Program A, B, C		20	20													
Run Time Program D	20			20	20			45	20	20	20	20		20	20	45
Node - Add a Zone - Doubler						5	30						5			
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Over 2" Mainline Break																
Broken Valve Box																
Decoder		10R														
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zone 34 needs 10" round valve box cover

Tech Name: Charlie

Job Name: Waterset South CDD
Job Number : B
Controller
#/Location: WSB & Summer Sunset
Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 PM	100	M W F
B	8:00 PM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	M TH
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter **Controller Model:** ACC2
Controller Status: Two Wire Conventional
Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifigal
Pump Start Submersible

ZONE INFORMATION	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray - Rotor - Drip - Bubbler - MP	S	S	R	S	S	S	TB	S	S	S	TB	S	S	D	R	S
Turf - Shrub - Annuals	T	T	T	T	T	T	S	T	T	T	S	T	T	S	T	T
Run Time Program A, B, C							10							30		
Run Time Program D	20	20	45	20	20	20		20	20	20	0	20	20		45	20
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR																
Over 2" Mainline Break																
Broken Valve Box																
Decoder							10R	10R								
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zone 59 not in use not required at this time
zones 54 & 55 need 10" round covers

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : C
 Controller : _____
 #/Location: CGD & WSB
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 PM	100	M W F
B			M T W TH F S S
C	4:00 AM	100	T F
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	TB	S	S	S	D	TB	S	S	S	D	TB	S	S	S	D	TB
Turf - Shrub - Annuals	S	T	T	T	S	S	T	T	T	S	S	T	T	T	S	S
Run Time Program A, B, C		20	20	20	30		20	20	20			20	20	20		
Run Time Program D	10					1				30	5				25	1
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder	1															
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zone 1 needs round valve box cover

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : C
 Controller : _____
 #/Location: CGD & WSB
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 PM	100	M W F
B			M T W TH F S S
C	4:00 AM	100	T F
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	S	S	D	S	S	D	R	TB	S	S	S	S	TB	S	S	S
Turf - Shrub - Annuals	A	T	S	T	T	S	T	S	T	T	T	T	S	T	T	T
Run Time Program A, B, C	5	20		10	20		40		20	20	20	20		20	20	20
Run Time Program D			30			30		1					5			
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : C
 Controller : _____
 #/Location: CGD & WSB
 Date: 4/3/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 PM	100	M W F
B			M T W TH F S S
C	4:00 AM	100	T F
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray - Rotor - Drip - Bubbler - MP	D	MP	D	MP	S	S	S	S	TB	D						
Turf - Shrub - Annuals	S	T	S	T	T	T	T	T	S	S						
Run Time Program A, B, C		60		45	20	20	20	15								
Run Time Program D	30		30						3	30						
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR																
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G1
 Controller : _____
 #/Location: 30th & Jensen View
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	7:00 PM	100	M W F
B	8:00 PM	100	T TH S
C	8:00 AM	100	M TH
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	S	R	R	S	S	S	S	S	S	S	R	R	TB	S	S
Turf - Shrub - Annuals	S	T	T	T	T	T	T	T	T	T	T	T	T	S	T	T
Run Time Program A, B, C		20	45	45	20	20	20	20	20	20	20	45	45		20	20
Run Time Program D	25													2		
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G1
 Controller : _____
 #/Location: 30th & Jensen View
 Date: 5/18/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	7:00 PM	100	M W F
B	8:00 PM	100	T TH S
C	8:00 AM	100	M TH
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	D	D	D	S	TB	S	D	S	R	S	S	TB	D	S	S	R
Turf - Shrub - Annuals	S	S	S	T	S	T	S	T	T	T	T	S	S	T	T	T
Run Time Program A, B, C				20		20		20	45	20	20			20	20	45
Run Time Program D	45	45	45		20		45					2	45			
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: discovered new planting by others 30 & jensen view existing drip removed but later installed

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G1
 Controller : _____
 #/Location: CGD & WSB
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	7:00 PM	100	M W F
B	8:00 PM	100	T TH S
C	8:00 AM	100	M TH
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray - Rotor - Drip - Bubbler - MP	TB	S	S	R	R	S	D	S	S	S	D	S	S	D	S	S
Turf - Shrub - Annuals	S	T	T	T	T	T	S	T	T	T	S	T	T	S	T	T
Run Time Program A, B, C	4						30				60			60		
Run Time Program D		20	20	45	45	20		20	20	20		20	20		20	20
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS																
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR																
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: discovered isolation valve closed blocking water to zones 33-42, also located tee feeding new construction system. Installed by others no
knowledge of why isolation was closed, ULS corrected this, all zones now operational

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G1
 Controller :
 #/Location: 30th & Jensen View
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	7:00 PM	100	M W F
B	8:00 PM	100	T TH S
C	8:00 AM	100	M TH
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	TB	D	R	R	S	D						
Turf - Shrub - Annuals	T	T	T	T	S	S	T	T	T	S						
Run Time Program A, B, C																
Run Time Program D	20	20	20	20	2	60	45	45	20	20						
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Over 2" Mainline Break																
Broken Valve Box																
Decoder					10r											
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: replace valve box zone 53

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G2
 Controller
 #/Location: 30th & Opposite Creek Sand
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 PM	100	M W F
B	10:00 PM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	T F
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	R	R	S	D	D	D	S	S	S	D	TB	S	S
Turf - Shrub - Annuals	T	T	T	T	T	T	S	S	S	T	T	T	S	S	T	T
Run Time Program A, B, C	20	20	20	45	45	20	30	60	60	20	20	20	60	5	20	20
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: removed unknown program from controller marked new install, unclear by who, existing system operating as designed

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G1
 Controller :
 #/Location: 30th & Jensen View
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 PM	100	M W F
B	10:00 PM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	T F
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Working Not Working
 Well & Pump Type: Potable Reclaim Well Lake
 Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	S	D	S	S	D	TB	S	R	R	S	D	TB	S	S	S	S
Turf - Shrub - Annuals	T	S	T	T	S	S	T	T	T	T	S	S	T	T	T	T
Run Time Program A, B, C	20	60	20	20	60	2	20									
Run Time Program D								44	45	20	30	10	20	30	20	20
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G 2
 Controller : _____
 #/Location: CGD & WSB
 Date: 5/12/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 PM	100	M W F
B	10:00 PM	100	T TH S
C			M T W TH F S S
D	8:00 AM	100	T F
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Two Wire Conventional
Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray - Rotor - Drip - Bubbler - MP	S	D	R	S	S	S	D	S		S	TB	D	S	R		
Turf - Shrub - Annuals	T	S	T	T	T	T	S	T		T	S	S	T	T		
Run Time Program A, B, C																
Run Time Program D	20	30	45	20	20	20	30	20		20	10	60	20	40		
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray								3								
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: crosswalk at meyer glade damaged zones 33 & 34 due to construction, zone 40 publix construction need to add 3 spray heads

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Summer Sunset Park
 Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	2:00 AM	100	M W F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ICC2
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	S	MP	TB	MP	D	S	S	MP	MP	MP					
Turf - Shrub - Annuals	S	T	T	S	T	S	T	T	T	T	T					
Run Time Program A, B, C	15	20	20	2	45	30	15	0	30	45	15					
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
Job Number : _____
Controller _____
#/Location: Everlong Lift Station
Date: 5/19/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	4:00 AM	100	M W F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter **Controller Model:** X Core
Controller Status: Two Wire Conventional
Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifigal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S		S	TB	D	S	S	S							
Turf - Shrub - Annuals	T	T		T	S	S	T	T	T							
Run Time Program A, B, C	15	20		20	5	30	20	15	15							
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR																
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: filter assembly replaced, cracked UV damaged

Tech Name: Charlie

Job Name: Waterset South CDD
Job Number : _____
Controller _____
#/Location: Midship Circle
Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	4:00 AM	100	T F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter **Controller Model:** Node
Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifigual
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D															
Turf - Shrub - Annuals	S															
Run Time Program A, B, C	60															
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Hidden Branch West
 Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	3:45 AM	100	M W F
B	5:00 AM	100	T F
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ICC2
Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	TB	TB	S	S	D	S						
Turf - Shrub - Annuals	T	T	T	T	S	S	T	T	S	T						
Run Time Program A, B, C	20	20	20	20		2	20	20		20						
Run Time Program D					5				40							
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Hidden Branch East
 Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	1:00 AM	100	M W F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ICC2
Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	D	R	R	S								
Turf - Shrub - Annuals	T	T	T	T	S	T	T	T								
Run Time Program A, B, C	20	20	35	20	45	45	45	15								
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zone 3 appears to have too many heads due to poor design, suggest split or change configuration

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Bellidio Lane
 Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	4:00 AM	100	M W F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: X Core
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	TB	TB	TB												
Turf - Shrub - Annuals	T	S	S	S												
Run Time Program A, B, C	20	5	5	5												
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Creek Sand Park
 Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	1:00 AM	100	M W F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: X Core
 Controller Status: Two Wire Conventional
 Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	TB	S	S	S	S	S	D	S				
Turf - Shrub - Annuals	T	T	T	T	S	T	T	T	T	T	S	T				
Run Time Program A, B, C	20	3	20	20	2	20	20	20	20	5	30	10				
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
BILLABLE REPAIR																
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: south side gets run off from neighboring home

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Turnbuckle
 Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	12:15 AM	100	M W F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: X Core
Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifigual
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	D	S	S	D	S	TB						
Turf - Shrub - Annuals	T	T	T	T	S	T	T	S	T	S						
Run Time Program A, B, C	20	20	20	20	45	20	20	45	20	2						
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Sea Breeze Circle
 Date: 5/11/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	4:00 AM	100	M W F
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: X Core
 Controller Status: Two Wire Conventional
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Working Not Working
 Well & Pump Type: Reclaim
 Pressurized Centrifigal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	S	S	TB												
Turf - Shrub - Annuals	S	T	T	S												
Run Time Program A, B, C	45	20	20	2												
Run Time Program D																
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Replaced																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Over 2" Mainline Break																
Broken Valve Box																
Decoder																
Solenoid																
Over 2" Valve Inoperable																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Tab 6

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on _____, 2026, at 10:00 a.m., at 2700 South Falkenburg Road, #2745, Riverview, Florida 33578.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

**RULES OF PROCEDURE
WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____**

EFFECTIVE AS OF _____, 2026

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Rule 1.0 General.

- (1) The Waterset South Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "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."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District’s website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District’s Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
- (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
 - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
 - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
 - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
- (i) The rule from which a variance or waiver is requested;
- (ii) The type of action requested;
- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
- (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.
- (16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants’ Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
 - (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
 - (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Tab 7



Waterset South Community Development District
6160 Turnbuckle Drive Apollo Beach, FL 33572

Community Director Report
June 2026 Meeting

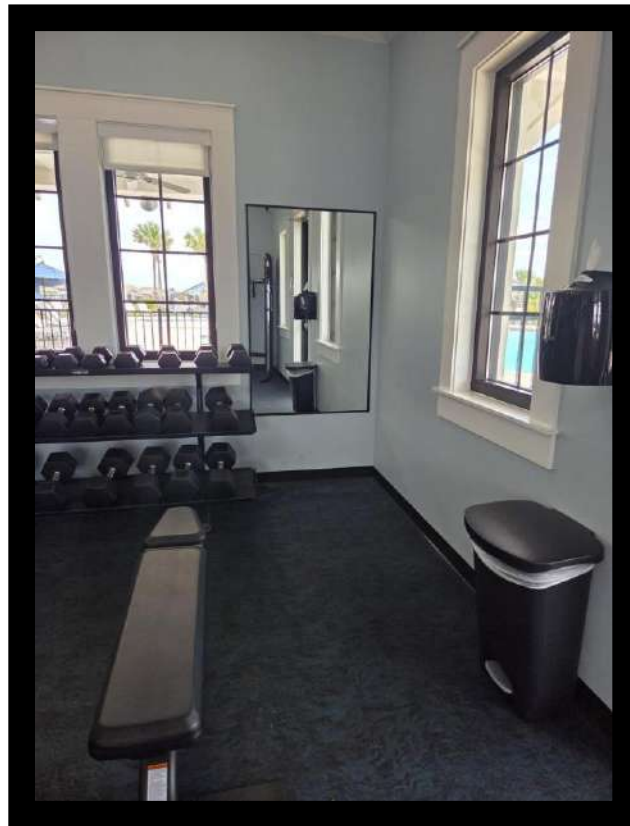


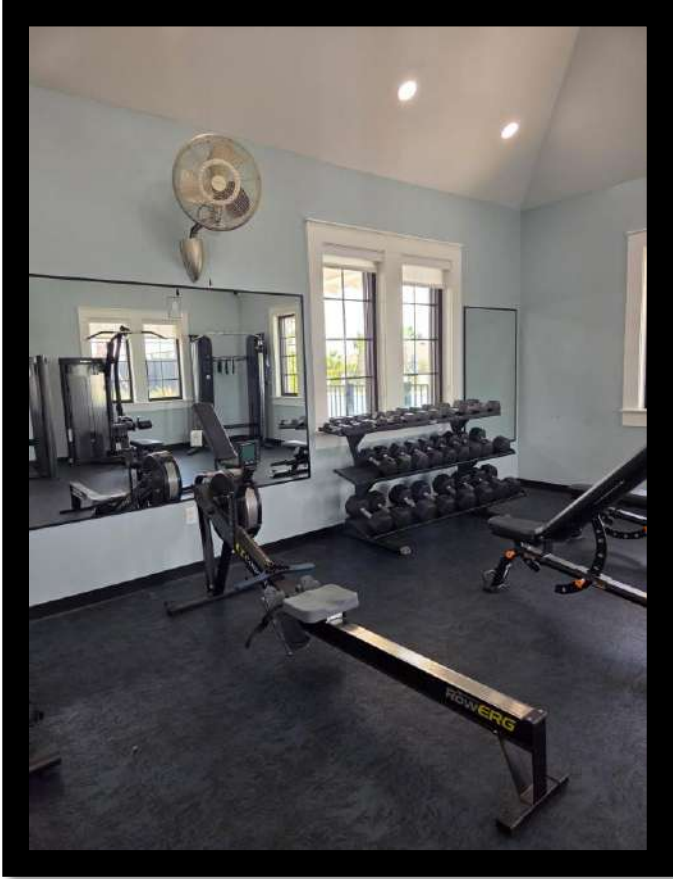
Administrative

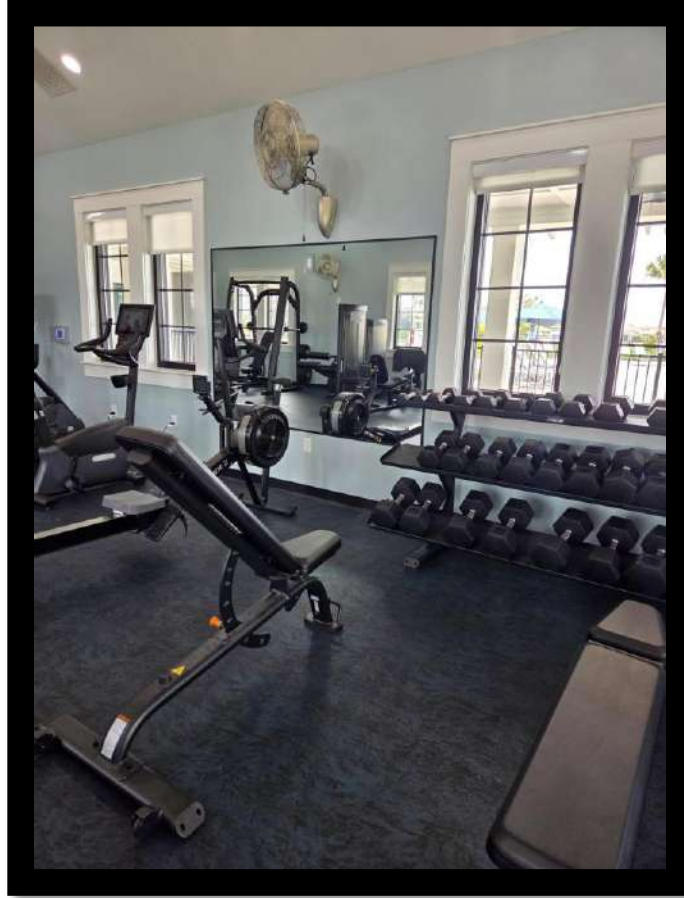
CDD Access Requests: No requests this month.

Waterset Wiggles, a resident led group that was previously approved to meet weekly at the Waterset Club, has requested approval to relocate their meetings to the Founders Club. The group meets every Tuesday from 10:00 AM to 11:00 AM and utilizes the gathering room for toddler play and social interaction among resident families. They are requesting to continue their weekly meetings at the same day and time in the Founders Club gathering room.

Brandon Mirrors was onsite on Monday, June 1st and installed the mirrors for the fitness center.







Management has been in communication with Britton Air regarding several HVAC vents in the Founders Club that have been leaking. Britton Air was onsite on May 27th and cleaned the A/C condensate drain lines in an effort to resolve the issue. Management contacted Britton Air again on Monday, June 1st, after the vents began leaking once more over the weekend. Britton Air returned to the property on Tuesday, June 2nd, to further investigate the issue and perform additional troubleshooting. Management will continue to monitor the situation and provide updates as additional information becomes available.

Management has received additional requests from residents for the installation of trash receptacles throughout the South CDD. Residents have expressed concerns that pet waste bags are being left on sidewalks and common areas due to the lack of nearby disposal options. This request has been presented to the Board previously following similar resident inquiries. At that time, the Board did not approve the installation of additional trash receptacles. Management is bringing this matter back to the Board's attention due to the continued resident feedback and ongoing concerns regarding pet waste disposal throughout the community.



Staff has identified an issue with the cable machine in the fitness center. The adjustable pulley system is becoming stuck and does not move smoothly when residents attempt to adjust the height. FitRev has been notified of the issue and has confirmed that the necessary replacement part is covered under warranty. The part has been ordered, and FitRev will install it upon delivery. Management will continue to monitor the situation and provide updates as necessary.

Management shared the proposed Fiscal Year 2026/2027 budget with the Chairman and District Manager and provided the additional documentation requested during the May Board meeting. This included the office staff schedule for Waterset as a whole, the maintenance staff schedule, and the pool monitor schedules. The schedules also identify which staff members are allocated to Waterset South, providing additional transparency regarding staffing assignments and budgeted personnel costs. Additionally, Management provided the maintenance team's daily checklist, which outlines the tasks and responsibilities performed by staff on a daily basis. Management also provided the approved Fiscal Year 2025/2026 staffing budget for reference and comparison purposes during the review of the proposed Fiscal Year 2026/2027 budget. These documents were provided to assist the Board in its evaluation of staffing allocations and the proposed budget.

Report Respectfully Submitted,

Katiria Parodi, LCAM





To Whom It May Concern:

Waterset Wiggles truly enjoyed meeting in the clubhouse room, and we're very grateful for the opportunity to use the space. We did notice, however, that many of the children were eager to spend time outdoors, which can make it a little challenging to keep them engaged inside for the full hour.

With that in mind, we would like to request use of the new Founders Clubhouse on Tuesdays from 10:00–11:00 AM during the summer months. Our plan would be to meet indoors from approximately 10:00–10:30 AM for a craft, story time, or play-based activity, and then transition the group outdoors to the playground or pool area so the children can enjoy active play and burn off some energy.

As always, we will continue to fully clean up after ourselves and “pack in, pack out” following each meeting. We believe this setup would create a more enjoyable and successful experience for both the children and parents during the warmer summer months. We are happy to reevaluate the arrangement as cooler weather returns later in the year.

Waterset Wiggles has been such a positive way for Waterset residents to connect, helping build friendships and relationships among both parents and children. We are proud that this group continues to bring neighbors together and provide a welcoming community activity exclusively for Waterset residents.

Looking forward to working with you,

*Rachel Tucker
305-393-5890
7402 Futura Pl. Apollo Beach FL 33572
crash_370@yahoo.com*



Trash bins needed in new phase -Jensen Ave VWw

From Stephanie Flores <stephie_2104@hotmail.com>

Date Tue 5/26/2026 9:30 PM

To Kataria Parodi <kparodi@castlegroup.com>; Heidi Torres <heidy.torres@castlegroup.com>

Cc Ruben Durand <RDurand@rizzetta.com>

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

When in doubt, please contact the IT department.

[Report Suspicious](#)

Hi Kari and Heidi.

I hope you are doing well. I would like to kindly request the installation of at least a couple of trash bins in our new phase of the community, ideally either next to the mailbox area or near the dog waste bag station (In Jensen Vw Ave)

This has become increasingly necessary, as residents are frequently leaving dog waste bags on the ground or even placing them inside inappropriate areas due to the lack of nearby disposal options. We have been very patient, but at this point having dedicated trash bins would really help keep the neighborhood clean and pleasant for everyone.

Thank you very much for considering this request. We would really appreciate your support in addressing this soon.

Best regards,

Stephanie Flores

(5389 Everlong Drive)

Tab 8
USC

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterset South Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2026
TIME: 10:00 a.m.
LOCATION: 2700 South Falkenburg Road, #2745
Riverview, Florida 33578

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2026.

ATTEST:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Tab 9



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

WIRE PATH REPAIRS -CONTROLLER 5A-1B
(COVINGTON GARDEN)

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

May 14, 2026

Scope of Work

The wire path associated with the "Covington Garden" controller (5A-1B) shall be thoroughly inspected, tested, and investigated to identify any faults, damage, or communication issues within the 2-wire system. Any deficiencies discovered during the evaluation shall be repaired or replaced as necessary to restore proper system operation, communication integrity, and reliable field performance.

* If the "DO NOT EXCEED" Is reached and more work is required, we will submit another proposal.

DO NOT EXCEED: \$3,000.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714

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, May 14, 2026, at 10:00 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum

Amanda King	Board Supervisor, Chairman
Pete Williams	Board Supervisor, Vice Chairman
Deneen Klenke	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary (Via Phone)
Lynda McMcMorrow	Board Supervisor, Assistant Secretary (Via Phone)

Also, present were:

Stephanie DeLuna	District Manager, Rizzetta & Co.
John Toborg	FSM, Rizzetta & Co.
Alyssa Willson	District Counsel, Kutak Rock LLP <i>(via phone)</i>
Katiria Parodi	Castle Group
Tony Smith	Sitex
Dale Fishere	ULS
Christi Cochran	ULS

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

48 **A. Aquatics Report**

49 The Board received an update on routine maintenance activities in select pond areas.
50 Staff also presented a general proposal regarding potential additional services for
51 consideration.
52

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the proposed aquatic maintenance services, for the Waterset South Community Development District.

53
54 **i. Presentation of Monthly Renewal of Fuel Surcharge**

55 The Board discussed the monthly fuel surcharge.
56

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved a fuel surcharge increase of \$4.00, for the Waterset South Community Development District.

57
58 **i. Presentation of Midge Fly Regency Assessment Report USC**
59 No Comments
60

61 **B. Landscape & Irrigation**

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

63 Mr. Toborg presented the report regarding current landscape conditions, weather-
64 related impacts, and ongoing monitoring efforts throughout the community.
65

66 **ii. Landscape Contractor Response**

67 The Board received an update regarding operational updates and upcoming
68 maintenance activities scheduled throughout the district.
69

70 **iii. Irrigation Contractor Update**

71 The Board reviewed landscape maintenance scheduling, treatment applications,
72 and ongoing evaluation of certain community areas. Additional maintenance
73 activities and replacement planning were also discussed.
74

75 **iv. Consideration of Landscape Proposals**

76 The Board reviewed landscape proposals related to replacement and
77 enhancement work within various community areas, including palm replacement
78 and associated landscape improvements.
79

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the landscape proposals, including replacement of specified palm materials and related improvements, subject to discussed revisions, for the Waterset South Community Development District.

80
81 **v. Irrigation Contractor Update**

82 The Board discussed that additional work, and inspections are expected to
83 continue into the following month.

84 **C. District Counsel**

85 Ms. Wilson provided an update regarding ongoing legal and administrative matters
86 before the district, including preparation and review of conflict waiver documentation.
87

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved and accepted the conflict waiver, for the Waterset South Community Development District.

88
89
90 **D. District Engineer**

91 The Engineer had no update to report.

92
93 **E. Clubhouse Manager Report USC**

94 Staff provided updates regarding clubhouse operations and facility matters, including
95 security system activity, rental deposits, software and installation updates, and ongoing
96 facility rental scheduling.

97
98 **i. Discussion for Message Board**

99 The board discussed a proposal related to community message board
100 improvements and visual display services.
101

On a motion by Ms. King, seconded by Mr. Williams, and with all in favor, the Board approved the expenditure of \$1,243.00 for a message board from United Visual Products for the Waterset South Community Development District.

102
103 **ii. Consideration of Trespass Authorization**

104 The Board discussed authorization procedures related to enforcement matters
105 within the District and the authority granted to District Management.
106

On a motion by Mr. Williams, seconded by Ms. King, and with all in favor, the Board approved to allow the District Manager to execute trespass authorization for the Waterset South Community Development District.

107
108
109 **F. District Manager**

110 **i. Presentation of District Managers Report USC**

111 Ms. DeLuna stated that the next CDD meeting will be held on June 11, 2026,
112 at 10:00 a.m. She provided an update on facility use and community event
113 coordination.
114

On a motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board approved use of the Founders Club facility for the referenced community event held on May 29th, 2026 at 10 a.m., for the Waterset South Community Development District.

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ii. Announcement of Registered Voter Count

The Board reviewed the updated registered voter count for the district.

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board accepted the registered voter count, for the Waterset South Community Development District.

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FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Easement Agreement with Toll Brothers

The Board discussed the status of the easement agreement matter and received updates regarding ongoing coordination between District Counsel and staff.

i. Consideration of Copperline Electric Proposal USC

The Board discussed in detail.

B. Discussion of Pool Heater Temperature

The Board discussed pool heater temperature settings and resident concerns regarding the consistency of pool heating.

C. Consideration of Square Agreement for Founders Club USC

The Board reviewed the proposed Square agreement for the Founders Club operations and related payment processing services.

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the Square agreement for \$299, for the Waterset South Community Development District.

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FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Board of Supervisors Meeting Minutes for March 12, 2026

The Board reviewed the minutes in detail.

On a motion by Mr. Williams seconded by Ms. King, with all in favor, the Board approved the minutes of the Board of Supervisors special meeting held on March 12, 2026 , for the Waterset South Community Development District.

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B. Consideration of Operations & Maintenance Expenditures for February 2026 & March 2026

The Board reviewed the Operations and Maintenance Expenditures for the referenced reporting periods, including discussions regarding accounting adjustments and management credits applied to the account.

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the Operations and Maintenance Expenditures for February and March 2026 , for the Waterset South Community Development District.

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SIXTH ORDER OF BUSINESS

Supervisor Requests

Board members discussed various administrative and community-related matters, including ongoing planning initiatives, communication processes, and general operational coordination. Additional topics included resident engagement efforts, internal procedures, and scheduling considerations for future meetings.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board agreed to adjourn the meeting at 11:46 a.m., for the Waterset South Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 11

Fountain/Aerator Agreement

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

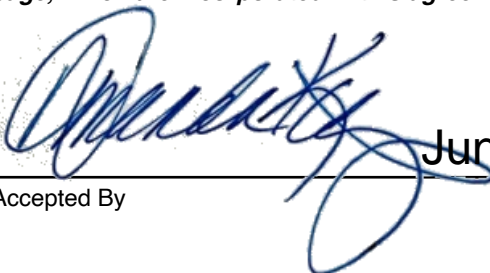
Customer: Waterset South CDD
C/O: Rizzetta & Company
Contact: Stephanie DeLuna
Address: 12750 Citrus Park Lane Suite 115 Tampa, FL 33625
Email: Sdeluna@rizzetta.com
Phone: 813.933.5571


The Following bid is for the an Airmax Solar Aeration system to be installed in Pond #28 in the Waterset South community located in Apollo Beach, Florida.

Service	Cost
2-LS80 3/4hp 230v compressors w/6 diffusers &1500' of weighted tubing	\$14,536.00
Installation	Included
3-year warranty	Included
Total cost	\$14,536.00

A deposit of 50% (\$7,268.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$7,26800) due within 30days of completion of installation. Overdue accounts may accrue a service charge.

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


 Accepted By _____ Date **June 1, 2026**


 President, Sitex Aquatics llc. _____ Date **06/01/2026**

Terms & Conditions

Payment

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

Responsibility

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

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

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

Scheduling

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

Insurance

Sitex shall maintain the following insurance coverage and limits:

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

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

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

AIRMAX

LakeSeries® Aeration Systems

Customizable Large Lake Design | Single Systems up to 12 Acres

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

Airmax Warranty Information

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



QUIET & COOL ALUMINUM CABINET

Quiet Cabinet Design: Engineered to absorb sound and reduce vibration

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

Enhanced Airflow Management: Optimize airflow for up to 12 diffusers

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

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

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

BEST-IN-CLASS DIFFUSER

360° Bubble Production: Maximum circulation and oxygen saturation

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

EasySet Base Plate: Simple installation and maintenance

CUSTOMIZABLE DUAL COMPRESSOR DESIGN

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

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

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

EASYSET® AIRLINE

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

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

airmaxeco.com | 866.424.7629 | contactus@airmaxeco.com



AIRMAX®

Benefits of Diffused Aeration

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

See the results at airmaxeco.com/AerationCaseStudy



AERATION MAPPING SERVICE THE RIGHT SYSTEM FOR THE PERFECT POND!

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

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

HERE IS HOW TO GET YOUR LAYOUT:

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



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

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

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

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

Tab 12

Waterset South Community Development District

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

Operations and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$194,527.93**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	100453	139820	Bathroom Badge Reader Repair 02/26	\$ 460.13
Brandon Industries, Inc.	100460	2021727-IN	Signs/Poles Installation & Repairs 03/26	\$ 3,538.00
Britton Air, Inc.	100454	201914	Maintenance 02/26	\$ 1,050.00
Britton Air, Inc.	100470	21988	Service Call - Maintenance Check 02/26	\$ 302.00
Castle Management, LLC	100455	INS-0226-328	Insurance Reimbursement 02/26	\$ 772.80
Castle Management, LLC	100471	INS-0326-327	Insurance Reimbursement 03/26	\$ 772.80
City Wide Facility Solutions	100462	32019039699	Janitorial Services 04/26	\$ 2,119.10
City Wide Facility Solutions	100448	42019022006	Janitorial Services 01/26	\$ 908.57
City Wide Facility Solutions	100448	52019010940	Janitorial Supplies 12/25	\$ 849.95
City Wide Facility Solutions	100448	52019011373	Janitorial Services 03/26	\$ 494.62
City Wide Facility Solutions	100448	52019011457	Janitorial Supplies 03/26	\$ 829.89
City Wide Facility Solutions	100462	52019011615	Janitorial Supplies 03/26	\$ 672.54

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
F Peter Williams	100449	PW031226	Board of Supervisors Meeting 03/12/26	\$ 200.00
F Peter Williams	100468	PW040926	Board of Supervisors Meeting 04/09/26	\$ 200.00
FitRev, Inc.	100472	37998	Preventative Maintenance - Founders Club 03/26	\$ 295.00
Frontier Communications of FL	20260421-1	81363434000725255- 032526	Internet Amenity C 04/26	\$ 162.55
Hillsborough County BOCC	20260416-4	1176030280-032326	Water Charge Utility 03/26	\$ 1,268.22
Hillsborough County BOCC	20260416-3	2351444373-040626	Reclaim Water Services 03/26	\$ 216.59
Hillsborough County BOCC	20260416-1	2643318705-032726	Reclaimed Water Charge 03/26	\$ 466.83
Hillsborough County BOCC	20260416-2	6145712597-040126	Reclaim Water Services 03/26	\$ 180.62
Hillsborough County Board of County	100456	DHCFR475218-030526	Annual/Periodic Fire Inspection 03/26	\$ 55.00
Jeffrey Allen, Inc.	100450	184-031726	25% Down Payment - Club Car 03/26	\$ 5,118.86
John C. Blakley	100451	JB031226	Board of Supervisors Meeting 03/12/26	\$ 200.00
John C. Blakley	100469	JB040926	Board of Supervisors Meeting 04/09/26	\$ 200.00

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100463	3719162	General Counsel - Legal Services 02/26	\$ 4,910.93
LLS Tax Solutions, Inc.	100464	004106	Arbitrage Rebate Calculation Series 2024 02/26	\$ 500.00
Republic Services	20260407-1	0696-001341754	Waste Container 04/26	\$ 274.92
Rizzetta & Company, Inc.	100452	INV0000108027	Accounting Services 04/26	\$ 6,144.08
Sitex Aquatics, LLC	100465	10944-b	Monthly Lake Maintenance 04/26	\$ 4,511.40
Sprinkler Solutions of Florida, Inc.	100473	68436	Irrigation Repairs 04/26	\$ 1,784.19
TECO	20260427-4	211035337917-040626	Electric Charge 03/26	\$ 1,563.91
TECO	20260427-7	221009083702-040626	Electric Charges 03/26	\$ 27.86
TECO	20260427-3	221009083710-040626	Electric Charges 03/26	\$ 23.46
TECO	20260427-2	221009143712-040626	Electric Charges 03/26	\$ 25.23
TECO	20260427-5	221009143720-040626	Electric Charges 03/26	\$ 23.46
TECO	20260427-1	221009143738-040626	Electric Charges 03/26	\$ 23.46

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260413-1	221009517212-032026	Electric Charges 02/26	\$ 607.67
TECO	20260429-1	221009541097-040726	Electric Charges 03/26	\$ 939.71
TECO	20260413-2	221009547813-032026	Electric Charges 02/26	\$ 25.57
TECO	20260428-8	221009574676-040626	Electric Charge 03/26	\$ 1,654.63
TECO	20260427-6	221009609878-040626	Electric Charges 03/26	\$ 24.52
TECO Peoples Gas	20260429-2	221009546666-040726	Natural Gas 03/26	\$ 395.16
Terrapin Lawn Care, LLC	100466	7223	Palm Root Injections 03/26	\$ 180.00
The Foam Factory & More, LLC	100474	1010	Dri-Fit Printed 03/26	\$ 651.75
The Observer Group, Inc.	100457	26-00963H	Legal Advertising 03/26	\$ 56.88
U.S. Bank	100475	8120024	Trustee Fees Series 2024 03/01/26-02/28/27	\$ 4,256.13
United Land Services	100459	186641	Monthly Landscape Maintenance 01/26	\$ 1,899.00
United Land Services	100459	189305	Monthly Landscape Maintenance 02/26	\$ 1,899.00

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Land Services	100459	190490	Mulch Installation 01/26	\$ 46,800.00
United Land Services	100459	193349	Monthly Landscape Maintenance 03/26	\$ 32,838.75
United Land Services	100459	193350	Monthly Landscape Maintenance 03/26	\$ 1,899.00
United Land Services	100458	197028	Straightened/Re-Staked Palm 03/26	\$ 278.64
United Land Services	100458	197029	Removed Palm 03/26	\$ 417.96
United Land Services	100458	197031	Landscaping Replacement 03/26	\$ 898.37
United Land Services	100458	197034	Sabal Replacement 03/26	\$ 838.37
United Land Services	100458	197035	Palm Replacement 03/26	\$ 858.37
United Land Services	100467	198558	Monthly Landscape Maintenance 04/26	\$ 52,882.38
United Land Services	100467	198559	Monthly Landscape Maintenance 04/26	<u>\$ 3,079.10</u>
Total				<u>\$ 194,527.93</u>

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
2/16/2026	139820

Bill To
WATERSSET SOUTH CDD C/O RIZZETTA & CO 3434 COLWELL AVE, STE #200 TAMPA, FL 33614

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

P.O. No.	Terms
KATHY PARODI	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 2/17/2026 AT 11:59AM BY KATHY PARODI @ 813-677-2114 (WO-25733) KATHY REPORTS: THE MENS BATHROOM BADGE READER IS NOT WORKING PROBLEM FOUND: 02.16.206 1] ARRIVAL ON-SITE FOUND THAT THE HES 5000C DOOR STRIKE AT MEN'S RESTROOM WAS NOT RESPONDING, ASKED HEIDI TORRES TO UNLOCK WITH THE MEN'S RESTROOM, DOOR IS NOT ACCESSIBLE WITHOUT PHYSICAL DOOR KEY. 2] THE ACTIONS TAKEN: FOUNDER CLUBHOUSE LOCATION 1] THE TECHNICIAN, AL ARRIVED ON SITE AND BEGAN TROUBLESHOOTING THE MEN'S RESTROOM. AL FOUND THAT THE HES 5000-C DOOR STRIKE AT THE MEN'S FOUNDER CLUBHOUSE RESTROOM WAS NOT WORKING, WEAR AND TEAR FROM RESIDENTS MOST LIKELY PULLING ON THE DOOR. 2] AL REMOVED THE NONE WORKING DOOR STRIKE AND INSTALLED A NEW DEVICE. 3] AL TESTED SEVERAL TIME FOR PROPER OPERATION. AT THIS TIME EVERYTHING IS WORKING CORRECTLY AT THE FOUNDER CLUBHOUSE MEN'S RESTROOM. 4] AL UPDATED THE CUSTOMER BEFORE LEAVING THE SITE. 5] THE SERVICE CALL IS COMPLETED.		
1.75	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	135.00	236.25
1	TRIP CHARGE	55.00	55.00
1	TRIP CHARGE - CUSTOMER COURTESY	-55.00	-55.00
1	HES 5000 SERIES DOOR STRIKE	223.88	223.88
	7% Sales tax rate	7.00%	0.00
	Total	223.88	460.13 460.13

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$460.13



Phone (972) 542-3000
 Fax (972) 542-1015
 www.brandonindustries.com

Please Remit Payment To:
Brandon Industries, Inc.
 PO Box 2230
 McKinney, TX 75070

Invoice

Invoice Number: 2021727-IN
Invoice Date: 3/30/2026
Order Number : 1034775
Order Date: 3/12/2026
Salesperson: Tristin Kosco
Customer Number: 20-FLCASTLE

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

Ship To:
 Brandon Industries
 1201 Tech Blvd
 STE 108
 TAMPA, FL 33619

Confirm To:

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

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

THANK YOU!

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

BRITTON AIR, INC.

Invoice

14452 N. Nebraska Ave.
 Tampa, FL 33613
 (813) 977-0616
 (813) 977-1122

Date	Invoice #
2/25/2026	201914

Bill To
Waterset South CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Waterset South 6160 Turnbuckle Dr Apollo Beach, FL 33572

S.O. No.	P.O. No.	Terms	Project

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
MAINT. CO...	Work Performed: Performed three maintenance. Filters OK. Blew out drain lines added pan taps. Cleaned primary pans. Hosed off condenser coils. Check readings. All systems operational at this time. Tech Frank				1	1,050.00	1,050.00

Total					\$1,050.00
Payments/Credits					\$0.00
Balance Due					\$1,050.00

BRITTON AIR, INC.

Invoice

(813) 977-0616
 (813) 977-1122
 14452 N. Nebraska Ave.

Date	Invoice #
2/23/2026	21988

Bill To
Waterset South CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Waterset South 6160 Turnbuckle Dr Apollo Beach, FL 33572

S.O. No.	P.O. No.	Terms	Project

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
SERVICE	Customer states there is a lot of dust in the fitness area. Checked dust issues on all 3 systems. Inside the Air Handlers are clean of dust. The Air Filters are dirty and need replaced monthly. Only found dust on the Return Registers which is normal. The condenser are full of construction dirt and need to be cleaned. Recommend a Quarterly Maintenance. Tech Robert				1	250.00	250.00
SERVICE Credit Card ...	4%				1	0.00	0.00
SERVICE	Invoice 201914 \$1050. 4% credit card fee					10.00	10.00
						42.00	42.00

Total	\$302.00
Payments/Credits	\$0.00
Balance Due	\$302.00



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

Document No:INS-0226-328
Document Date:02/28/2026

Association: Waterset South Community Development District Facilities Manag

Total Due: \$772.80

Date	Description	Amount
02/28/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	\$214.20
02/28/2026	Insurance Reimbursement Torres, Heidy ASTPM	\$131.96
02/28/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	\$267.75
02/28/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$158.89

Report Totals

Billing: \$772.80
Total Sales Tax: \$0.00
Balance Due: **\$772.80**



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

Document No:INS-0326-327
Document Date:03/31/2026

Association: Waterset South Community Development District Facilities Manag

Total Due: \$772.80

Date	Description	Amount
03/31/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	\$214.20
03/31/2026	Insurance Reimbursement Torres, Heidy ASTPM	\$131.96
03/31/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	\$267.75
03/31/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$158.89

Report Totals

Billing: \$772.80
Total Sales Tax: \$0.00
Balance Due: **\$772.80**



INVOICE

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

Total Due: \$2,276.15

Invoice Number: 32019039699
 Our Order No. 31019200119
 Invoice Date: 4/1/2026
 Due Date: 5/1/2026

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	04/01/26 to 04/30/26	
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: \$976.71

Invoice Number: 42019022006
 Our Order No. 41019023671
 Invoice Date: 12/31/2025
 Due Date: 1/10/2026

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

Bill
 To: THE FOUNDER CLUB - WATERSET
 6160 Turnbuckle Dr.
 Apollo Beach, FL 33572
 USA

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	12/31/25	
Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price

- Cleaning starting officially the 19th	1	908.57	908.57
---	---	--------	--------

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

Subtotal:	908.57
Sales Tax:	68.14
Total Due:	\$976.71



INVOICE

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

Total Due: \$913.71

Invoice Number: 52019010940
 Our Order No. 51019009918
 Invoice Date: 12/22/2025
 Due Date: 1/1/2026

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

Bill To: THE FOUNDER CLUB - WATERSET
 6160 Turnbuckle Dr.
 Apollo Beach, FL 33572
 USA

Ship To: THE FOUNDER CLUB - WATERSET
 6160 Turnbuckle Dr.
 Apollo Beach, FL 33572
 USA

PO #	Customer ID	FSM	Payment Terms	Service Dates		
SOUTH	01019200109	Seymour Wright	Net 10 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

DPS-BE-TS-COVER-5000	BE-TS-COVER-5000 Toilet Seat Cover, 5000/case			1	66.65	66.65
DPS-BET-1784700	Betco pH7 Ultra Neutral Daily Floor Cleaner Concentrate, 2L			1	55.00	55.00
DPS-E-UFM-01-6	Ekcomat Urinal Floor Mat, 6 pack			1	55.05	55.05
DPS-E-PWR-3B-10	Ekcos Power Screen Urinal Screen, Blue/Fresh, 10 pack			1	35.00	35.00
DPS-E-PWR-40-10	Ekcos Power Screen Urinal Screen, Tropical, 10 pack			1	34.95	34.95
DPS-RJ-965013	Empress Elite Toilet Paper, 2-ply, 4.5"x3.25", 500 sheets/roll, 96/case			2	100.00	200.00
DPS-HDLD-24X3108	LINER HI-D 24X31 8MIC CLR 1000/CS			2	45.00	90.00
DPS-LD-EC385817K	LINER LOW-D 38X58 1.7 BLK 100/CS			2	58.35	116.70
DPS-PREMIER-P637B	Premiere Line Coco Pearl Liquid Hand Soap, White, 1 Gallon			1	16.60	16.60
DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)			3	60.00	180.00

PAY YOUR BILL ONLINE!



INVOICE

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

Total Due: \$913.71

Invoice Number: 52019010940
 Our Order No. 51019009918
 Invoice Date: 12/22/2025
 Due Date: 1/1/2026

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

Bill
 To: THE FOUNDER CLUB - WATERSET
 6160 Turnbuckle Dr.
 Apollo Beach, FL 33572
 USA

Ship
 To: THE FOUNDER CLUB - WATERSET
 6160 Turnbuckle Dr.
 Apollo Beach, FL 33572
 USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
SOUTH	01019200109	Seymour Wright	Net 10 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

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

Subtotal: 849.95
Sales Tax: 63.76
Total Due: 913.71



INVOICE

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

Total Due: \$531.72

Invoice Number: 52019011373
 Our Order No. 51019010304
 Invoice Date: 3/9/2026
 Due Date: 4/8/2026

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			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE			1	216.27	216.27
DPS-RJ-965013	Empress Elite Toilet Paper, 2-ply, 4.5"x3.25", 500 sheets/roll, 96/case			1	100.00	100.00
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 Towel, White, 135 sheets/pack, 16/case (H2)			2	60.00	120.00

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

Subtotal: 494.62
Sales Tax: 37.10
Total Due: \$531.72



INVOICE

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

Total Due: \$892.14

Invoice Number: 52019011457
 Our Order No. 51019010446
 Invoice Date: 3/12/2026
 Due Date: 4/11/2026

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
 3434 colwell Avenue suite 200
 tampa, FL 33614
 USA

PO #	Customer ID	FSM	Payment Terms	Service Dates	
6160 TURNBUCKLE DR	01019000345	Seymour Wright	Net 30 days		
Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price

FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE		2	216.27	432.54
DPS-RJ-965013	Empress Elite Toilet Paper, 2-ply, 4.5"x3.25", 500 sheets/roll, 96/case		1	100.00	100.00
DPS-HDL-24X3108	LINER HI-D 24X31 8MIC CLR 1000/CS		1	59.00	59.00
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 Towel, White, 135 sheets/pack, 16/case (H2)		3	60.00	180.00

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

Subtotal: 829.89
Sales Tax: 62.25

Total Due: \$892.14



INVOICE

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

Total Due: \$722.98

Invoice Number: 52019011615
Our Order No. 51019010547
Invoice Date: 3/31/2026
Due Date: 4/30/2026

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		
Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price

FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE		2	216.27	432.54
DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)		4	60.00	240.00

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

Subtotal: 672.54
Sales Tax: 50.44
Total Due: \$722.98

Waterset South CDD

Meeting Date: March 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:	10:03am
Meeting End Time:	12:10pm
Total Meeting Time:	2hr 7mins

Time Over 3 Hours:	0
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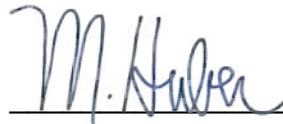
Total at \$175 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____



Waterset South CDD

Meeting Date: April 9, 2026

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10 am
Meeting End Time:	12:33 pm
Total Meeting Time:	

Time Over 3 Hours:	0
--------------------	---

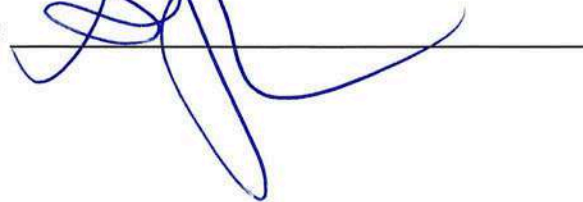
Total at \$175 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____





7823 N Dale Mabry Hwy,
 STE 107
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

Date	Invoice #
3/10/2026	37998

Bill To
The Founders club at Waterset 6160 Turnbuckle Dr Apollo Beach FL, 33572

Ship To
The Founders club at Waterset 6160 Turnbuckle Dr Apollo Beach FL, 33572

P.O. No.	Terms	Rep
		KM

Item	Description	Qty	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed		295.00	295.00

Subtotal		\$295.00
Sales Tax (0.0%)		\$0.00
Total		\$295.00
Payments/Credits		\$0.00
Balance Due		\$295.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



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

Billing Date:
Mar 25, 2026

PIN:

Billing Period:
Mar 25 - Apr 24, 2026

WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



PIN:

Billing Period:
Mar 25 - Apr 24, 2026

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

Bundle		
Monthly Charges		
03.25-04.24	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
Bundle Total		\$149.97

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 \$162.55 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.

Other Charges		
Monthly Charges		
03.25-04.24	(2) Yealink T53W IP Phone with Power SmartVoice Additional line bundle discount	\$10.00
	(2) Frontier Wi-Fi 7 Equipment	-\$20.00
		\$5.00
Other Charges Total		-\$5.00

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$9.78
Federal Taxes		\$9.78
	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
	County Sales Tax	\$0.16
(2)	FL Telecommunications Relay Service	\$0.16
	FL State Gross Receipts Tax	\$0.08
State Taxes		\$7.80
Taxes and Fees Total		\$17.58

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

Total current month charges		\$162.55
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If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.





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

Billing Date:
Mar 25, 2026

PIN:

Billing Period:
Mar 25 - Apr 24, 2026

VoIP

813-649-1407

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Mar 18	7:16A	1.1	DD	IRVINE CA 949-433-8048	\$0.00	
Subtotal						\$0.00	

813-649-1408

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Mar 11	8:56A	.7	DD	CARNEGIE PA 412-276-5609	\$0.00	
2	Mar 11	9:02A	.9	DD	NEWPT NEWS VA 757-303-8731	\$0.00	
3	Mar 11	9:24A	.9	DD	FREEHOLD NJ 732-598-2438	\$0.00	
4	Mar 11	9:29A	2.8	DD	NEWPT NEWS VA 757-329-1195	\$0.00	
5	Mar 17	6:06A	.6	DD	NASSAUZNO2 NY 516-727-3350	\$0.00	
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-649-1407	1	1	\$0.00
813-649-1408	5	5	\$0.00
Total	6	7	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	6	7	\$0.00
Total	6	7	\$0.00





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	1176030280	03/23/2026	04/13/2026

Service Address: 6160 TURNBUCKLE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703527746	02/19/2026	11278	03/23/2026	13550	2272 GAL	ACTUAL	WATER
703648424	02/19/2026	808774	03/21/2026	878367	69593 GAL	ACTUAL	WATER
703539488	02/19/2026	6079	03/23/2026	8258	2179 GAL	ACTUAL	WATER
705990844	02/19/2026	2808119	03/23/2026	2926646	118527 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$223.61
Water Base Charge	\$178.58
Water Usage Charge	\$99.27
Sewer Base Charge	\$164.63
Sewer Usage Charge	\$507.43
Reclaimed Water Charge	\$27.77

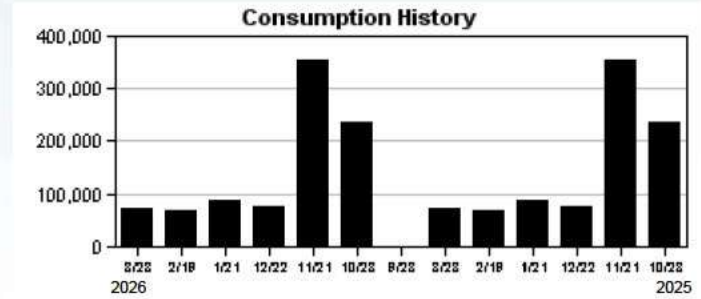
Summary of Account Charges

Previous Balance	\$1,132.00
Net Payments - Thank You	\$-1,132.00
Total Account Charges	\$1,207.83
AMOUNT DUE	\$1,207.83

Paid: \$1,268.22

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 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
 Additional Information: HCFL.gov/Water

THANK YOU!



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

1,238 8

DUE DATE	04/13/2026
AMOUNT DUE	\$1,207.83
AMOUNT PAID	



0011760302809 00001207836



Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	04/06/2026	04/27/2026

Summary of Account Charges

Previous Balance	\$275.58
Net Payments - Thank You	\$-275.58
Total Account Charges	\$216.59
AMOUNT DUE	\$216.59

Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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



<p>ELECTRONIC PAYMENTS BY CHECK OR</p> <p>Automated Payment Line: (813) 307-1000</p> <p>Internet Payments: HCFL.gov/WaterBill</p> <p>Additional Information: HCFL.gov/Water</p>	
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THANK YOU!



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

2.007 8

DUE DATE	04/27/2026
AMOUNT DUE	\$216.59
AMOUNT PAID	



0023514443730 00000216598



Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	03/27/2026	04/17/2026

Summary of Account Charges

Previous Balance	\$524.83
Net Payments - Thank You	\$-524.83
Total Account Charges	\$466.83

AMOUNT DUE	\$466.83
-------------------	-----------------

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 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: **2643318705**



<p>ELECTRONIC PAYMENTS BY CHECK OR</p> <p>Automated Payment Line: (813) 307-1000</p> <p>Internet Payments: HCFL.gov/WaterBill</p> <p>Additional Information: HCFL.gov/Water</p>	
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THANK YOU!



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

3.789 8

DUE DATE	04/17/2026
AMOUNT DUE	\$466.83
AMOUNT PAID	



0026433187056 00000466839



Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	04/01/2026	04/22/2026

Summary of Account Charges

Previous Balance	\$187.27
Net Payments - Thank You	\$-187.27
Total Account Charges	\$180.62
AMOUNT DUE	\$180.62

Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6145712597**



ELECTRONIC PAYMENTS BY CHECK OR			
Automated Payment Line: (813) 307-1000			
Internet Payments: HCFL.gov/WaterBill			
Additional Information: HCFL.gov/Water			

THANK YOU!



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

11.295 8

DUE DATE	04/22/2026
AMOUNT DUE	\$180.62
AMOUNT PAID	



0061457125971 00000180620

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



MAR 23 2026

Invoice Date: 03/05/2026

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

Inspection Number: 2025003796

Location: Waterset Amenity Center

Account Number: DHCFR475218

Amt Due: \$55.00

Inspection Date: 03/05/2026

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

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$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: Waterset South Community Development District	Seller: Jeffrey-Allen, Inc.
Address: 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614	Address: 4401 US Highway 301 North 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.

DRAWINGS ATTACHED	YES	<input type="checkbox"/> NO	N/A	IF YES, DATED
SPECIFICATIONS ATTACHED	<input checked="" type="checkbox"/> YES	NO	N/A	IF YES, DATED 2/24/26
SITE RULES ATTACHED	YES	<input type="checkbox"/> NO	N/A	IF YES, TITLED AS
SCHEDULE	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: 3.12.2024

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

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Federal ID 47-0597598

March 31, 2026

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

Invoice No. 3719162
28623-1

Re: General Counsel

For Professional Legal Services Rendered

02/02/26	A. Willson	0.20	68.00	Confer with Deluna regarding upcoming meeting agenda
02/04/26	A. Willson	1.70	578.00	Prepare resolutions regarding recording of boundary amendment notice and setting public hearing regarding uniform method; prepare agreements for irrigation and landscaping for amenity center; confer with Toborg regarding same; confer with District staff regarding amenity waiver
02/05/26	J. Gillis	0.10	20.50	Receive and review invoice for publication of notice of boundary amendment hearing; coordinate payment of same
02/05/26	A. Willson	1.30	442.00	Review and revise meeting agenda; confer with Kronick regarding same
02/06/26	A. Willson	0.10	34.00	Confer with DeLuna regarding meeting agenda
02/06/26	A. Willson	0.20	68.00	Confer with Gargaro regarding revisions to meeting agenda

KUTAK ROCK LLP

Waterset South CDD
March 31, 2026
Client Matter No. 28623-1
Invoice No. 3719162
Page 2

02/10/26	A. Willson	0.30	102.00	Confer with Gargaro regarding revised meeting agenda; review items regarding same
02/12/26	A. Willson	3.10	1,054.00	Attend board meeting; confer with Deluna regarding same; meeting follow up; confer with King regarding acquisition items
02/17/26	A. Willson	0.20	68.00	Confer with Deluna regarding district agenda items
02/18/26	A. Willson	0.80	272.00	Prepare items for meeting agenda; confer with DeLuna regarding same; prepare supplemental disclosure of public financing
02/20/26	A. Willson	0.90	306.00	Confer with King regarding Phase E items; review same
02/23/26	A. Willson	0.20	68.00	Confer with Deluna regarding meeting agenda updates
02/24/26	A. Willson	0.90	306.00	Review and revise meeting agenda; confer with DeLuna regarding club car purchase; review same
02/25/26	A. Willson	3.00	1,020.00	Travel to and attend board meeting; post meeting follow up

TOTAL HOURS 13.00

TOTAL FOR SERVICES RENDERED \$4,406.50

DISBURSEMENTS

Meals 15.20
Travel Expenses 489.23

TOTAL DISBURSEMENTS 504.43

TOTAL CURRENT AMOUNT DUE \$4,910.93

UNPAID INVOICES:

October 6, 2025 Invoice No. 3637992 1,908.00

TOTAL DUE \$6,818.93

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 # 004106
DATE 04/02/2026
DUE DATE 05/02/2026
TERMS Net 30

DESCRIPTION	AMOUNT
-------------	--------

Total Billing for Arbitrage Services in connection with the \$9,120,000 Waterset South Community Development District (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2024 – Rebateable Arbitrage Calculation for the period ended February 12, 2026.	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 0696-001341754
Invoice Date March 17, 2026
Previous Balance \$246.72
Payments/Adjustments -\$246.72
Current Invoice Charges \$274.92

Autopayment \$274.92	Payment Due Date April 06, 2026
--------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/09	5555555	-\$246.72

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset South 6160 Rurnbuckle Dr CSA A912823140				
Apollo Beach, FL				
1 FI Waste Container 6 Yd, 1 Lift Per Week				
Disposal:SOUTHCO - CLASS 1				
Pickup Service 04/01-04/30			\$176.00	\$176.00
Container Refresh 04/01-04/30		1.0000	\$9.00	\$9.00
Container Refresh Credit 04/01-04/20		1.0000	-\$9.00	-\$5.92
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$89.89
CURRENT INVOICE CHARGES, AutoPayment due on April 06, 2026				\$274.92

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 \$274.92
Payment Due Date April 06, 2026
Account Number 3-0696-0095136
Invoice Number 0696-001341754

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

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
4/2/2026	INV0000108027

Bill To:

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

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

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

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

Invoice

BILL TO
Waterset South CDD Rizzetta P.O. Box 32414 Charlotte, NC 28232

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10944-b	04/01/2026	\$4,511.40	05/01/2026	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance: 23 Waterways	1	2,682.00	2,682.00
	Aquatic Maintenance	Monthly Lake Maintenance: 8 Waterways: Ponds 24-31	1	1,118.00	1,118.00
	Aquatic Maintenance	Monthly Lake Maintenance: 2 Waterways	1	220.00	220.00
	Larvicide	Midge Larviciding for Ponds 20 and 32	1	360.00	360.00
	Additional Services	Temporary Fuel Surcharge	1	131.40	131.40

SUBTOTAL	4,511.40
TAX	0.00
TOTAL	4,511.40
BALANCE DUE	\$4,511.40



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Invoice #68436

SENT

Waterset South CDD
(813) 533-2950

Service Address:

3434 Colwell Avenue
suite 200
Tampa, Florida 33614

Billing address:

3434 Colwell Avenue
suite 200
Tampa, Florida 33614

Due Date: Apr 27, 2026

Status: Sent

Reference: Install Hunter A2C-LTE
comm module

Payment Terms: 10 Days Net

Notes:

Reason for Call Out:
Install and configure ACC2 LTE communication module.

Description of Work Completed:
David and Jaycob arrived on site and began work at approximately 2:10 PM to install a new LTE communication module on the ACC2 controller. The crew coordinated with Tyler for system access and guidance to initiate setup.

The new LTE module and antenna were properly installed and secured to the controller. Following installation, the team worked in coordination with Tyler to configure the controller settings and ensure proper communication through the new module. System setup was verified to confirm the controller was operating and communicating as intended.

The crew completed the installation and configuration and departed the site at approximately 3:45 PM.

End Result:
The ACC2 controller is now equipped with a fully installed and configured LTE module, providing restored and reliable remote communication functionality.

Install communication device

Install Hunter A2C-LTE communication device and Program

Item

Item

Hunter ACC2 Cellular Connection Module LTE

Hunter ACC2 Cellular Connection Module LTE
Model: Hunter

Hunter Centralus Annual Subscription

Centralus annual subscription

Trip Charge

Mobilization of service truck, technician travel to and from site.

Tech 3

Irrigation Tech

Thank you for your business!

Total	\$1,784.19
Amount Paid	\$0.00
Amount Due	\$0.00

Files



4 Files were uploaded to the report
[Click here to access](#)



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

Statement Date: April 06, 2026

Amount Due: \$1,563.91

Due Date: April 27, 2026

Account #: 211035337917

DO NOT PAY. Your account will be drafted on April 27, 2026

Your Energy Insight



Your average daily kWh used was 9.07% lower than it was in your previous period.

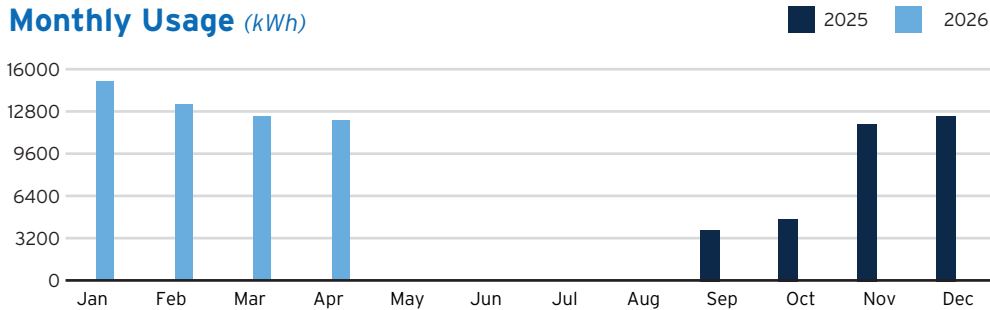
Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by April 27, 2026 (\$1,563.91).

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

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



Advertisement for savings: Savings made simple. Log in or create an online account to get personalized energy insights and recommendations to help lower your bill. TECOaccount.com

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: April 27, 2026

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

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

Amount Due: \$1,563.91
Payment Amount: \$ _____

664964650499

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Service Period: Feb 28, 2026 - Mar 30, 2026

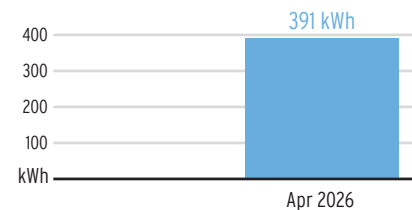
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000773395	03/30/2026	712		611		12,120 kWh	120.0000	31 Days
1000773395	03/30/2026	0.25		0		29.64 kW	120.0000	31 Days

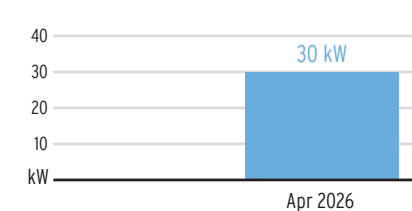
Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	30 kW @ \$19.06000/kW	\$571.80
Energy Charge	12,120 kWh @ \$0.00815/kWh	\$98.78
Fuel Charge	12,120 kWh @ \$0.03516/kWh	\$426.14
Capacity Charge	30 kW @ \$0.72000/kW	\$21.60
Storm Protection Charge	30 kW @ \$2.02000/kW	\$60.60
Energy Conservation Charge	30 kW @ \$0.79000/kW	\$23.70
Environmental Cost Recovery	12,120 kWh @ \$0.00072/kWh	\$8.73
Clean Energy Transition Mechanism	30 kW @ \$1.15000/kW	\$34.50
Storm Surcharge	12,120 kWh @ \$0.01035/kWh	\$125.44
Florida Gross Receipt Tax		\$36.05
Electric Service Cost		\$1,442.06
State Tax		\$121.85
Total Electric Cost, Local Fees and Taxes		\$1,563.91

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 \$1,563.91

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: April 06, 2026

Amount Due: \$27.86

Due Date: April 27, 2026
Account #: 221009083702

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026	
Previous Amount Due	\$25.29
Payment(s) Received Since Last Statement	-\$25.29
Current Month's Charges	\$27.86
Amount Due by April 27, 2026	\$27.86

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

Your Energy Insight

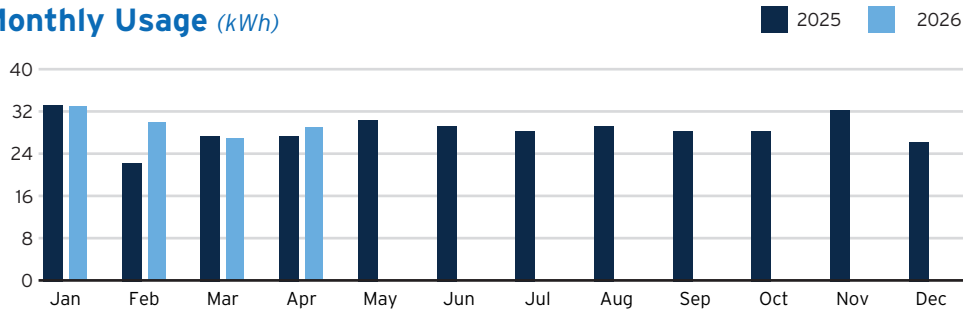
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **10% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com



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

Account #: 221009083702

Due Date: April 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.86

Payment Amount: \$ _____

624224147025

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Meter Location: IRRG

Service Period: Feb 28, 2026 - Mar 30, 2026

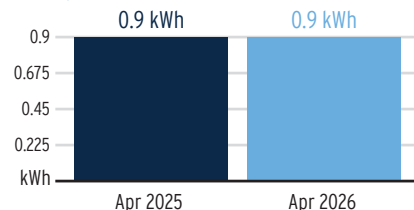
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	03/30/2026	882		853		29 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	29 kWh @ \$0.09202/kWh	\$2.67
Fuel Charge	29 kWh @ \$0.03516/kWh	\$1.02
Storm Protection Charge	29 kWh @ \$0.00568/kWh	\$0.16
Clean Energy Transition Mechanism	29 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.02121/kWh	\$0.62
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.69
State Tax		\$2.17
Total Electric Cost, Local Fees and Taxes		\$27.86

Avg kWh Used Per Day



Total Current Month's Charges \$27.86

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: April 06, 2026

Amount Due:	\$23.46
Due Date: April 27, 2026	
Account #: 221009083710	

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026	
Previous Amount Due	\$21.26
Payment(s) Received Since Last Statement	-\$21.26
Current Month's Charges	\$23.46
Amount Due by April 27, 2026	
\$23.46	

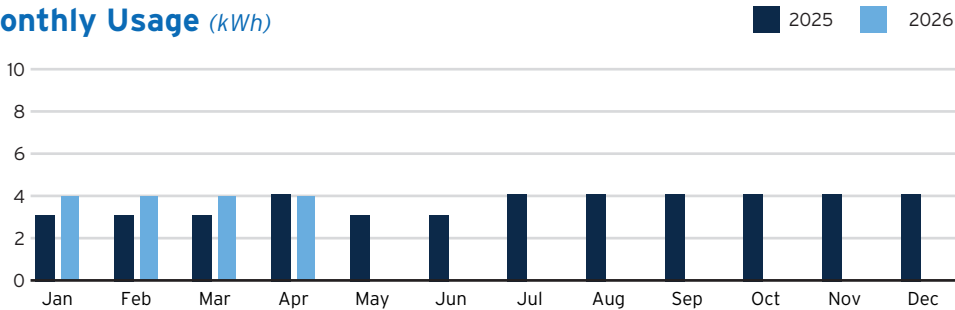
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

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

Scan here to view your account online.

Monthly Usage (kWh)



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Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com



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

Account #: 221009083710
Due Date: April 27, 2026

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

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

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

624224147026

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Service Period: Feb 28, 2026 - Mar 30, 2026

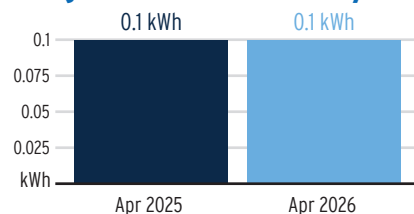
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886162	03/30/2026	121		117		4 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.63
State Tax		\$1.83
Total Electric Cost, Local Fees and Taxes		\$23.46

Avg kWh Used Per Day



Total Current Month's Charges \$23.46

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 Tampa, FL 33631-3318
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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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- All Other Correspondences:**
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7-1-1
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877-588-1010
- Energy-Saving Programs:**
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WATERSET SOUTH CDD
5261 COVINGTON GARDEN DR, IRR
APOLLO BEACH, FL 33572

Statement Date: April 06, 2026

Amount Due: \$25.23
Due Date: April 27, 2026
Account #: 221009143712

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Table with account summary: Current Service Period (Feb 28 - Mar 30, 2026), Previous Amount Due (\$22.66), Payment Received (-\$22.66), Current Month's Charges (\$25.23), Amount Due by April 27, 2026 (\$25.23)

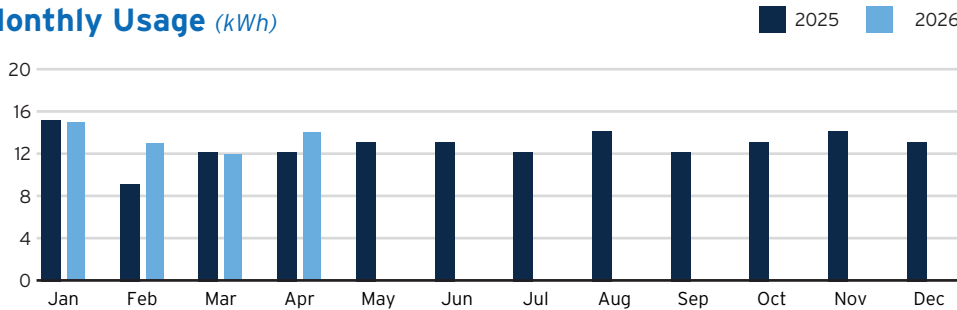
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 25% higher than the same period last year.
Your average daily kWh used was 25% higher than it was in your previous period.

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 TECOaccount.com: Savings made simple. Log in or create an online account to get personalized energy insights and recommendations to help lower your bill. TECOaccount.com



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

Account #: 221009143712
Due Date: April 27, 2026

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

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

Amount Due: \$25.23
Payment Amount: \$ _____

624224147027

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Feb 28, 2026 - Mar 30, 2026

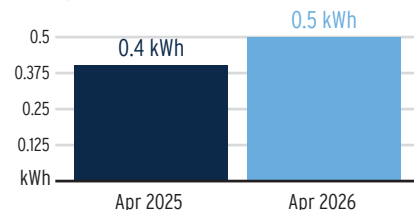
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	03/30/2026	366		352		14 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.58
Electric Service Cost		\$23.26
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$25.23

Avg kWh Used Per Day



Total Current Month's Charges \$25.23

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 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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 888-223-0800 (All Other Counties)
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7-1-1
- Power Outage:**
877-588-1010
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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: April 06, 2026

Amount Due: \$23.46

Due Date: April 27, 2026
Account #: 221009143720

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Table with account summary: Current Service Period (Feb 28 - Mar 30, 2026), Previous Amount Due (\$21.26), Payment Received (-\$21.26), Current Month's Charges (\$23.46), Amount Due by April 27, 2026 (\$23.46)

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

Your Energy Insight

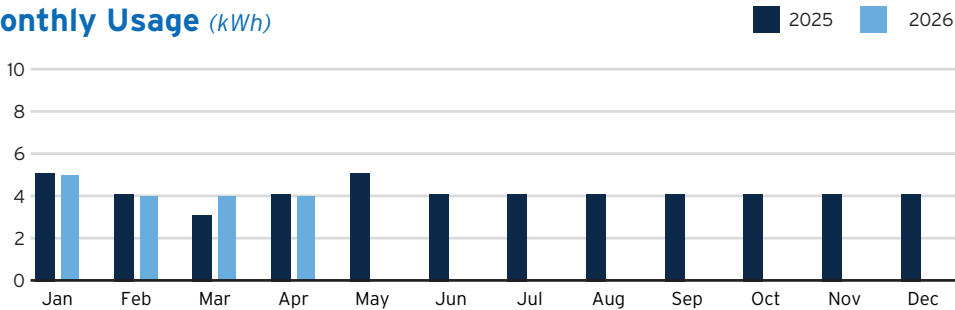
Your average daily kWh used was 0% higher than the same period last year.

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)



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: April 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$23.46

Payment Amount: \$ _____

624224147028

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Feb 28, 2026 - Mar 30, 2026

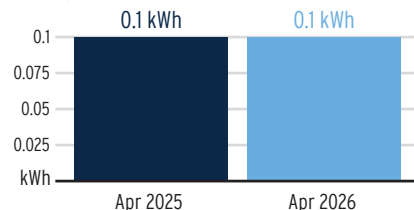
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	03/30/2026	117		113		4 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.63
State Tax		\$1.83
Total Electric Cost, Local Fees and Taxes		\$23.46

Avg kWh Used Per Day



Total Current Month's Charges \$23.46

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

Statement Date: April 06, 2026

Amount Due:	\$23.46
Due Date: April 27, 2026	
Account #: 221009143738	

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026	
Previous Amount Due	\$21.26
Payment(s) Received Since Last Statement	-\$21.26
Current Month's Charges	\$23.46
Amount Due by April 27, 2026	\$23.46

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

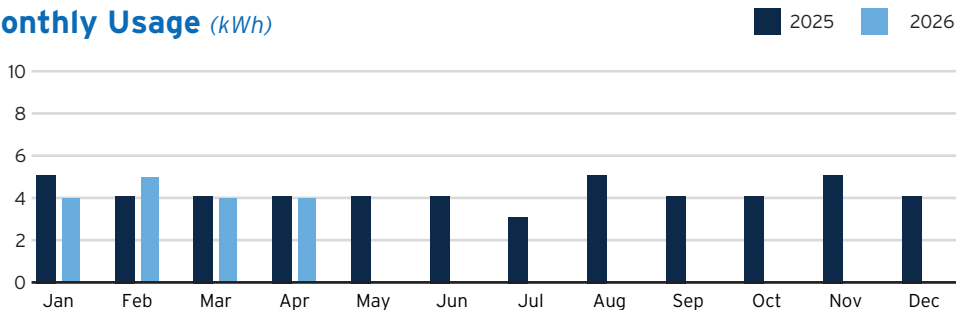
Your Energy Insight

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)



Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: April 27, 2026

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

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

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

624224147029

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Feb 28, 2026 - Mar 30, 2026

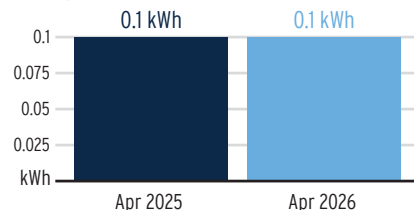
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	03/30/2026	123		119		4 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.63
State Tax		\$1.83
Total Electric Cost, Local Fees and Taxes		\$23.46

Avg kWh Used Per Day



Total Current Month's Charges \$23.46

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

Statement Date: March 20, 2026


Amount Due:	\$607.67
Due Date: April 10, 2026	
Account #: 221009517212	

DO NOT PAY. Your account will be drafted on April 10, 2026

Account Summary

Current Service Period: February 14, 2026 - March 16, 2026	
Previous Amount Due	\$607.67
Payment(s) Received Since Last Statement	-\$607.67
Current Month's Charges	\$607.67
Amount Due by April 10, 2026	\$607.67

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



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

Account #: 221009517212
Due Date: April 10, 2026

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

Amount Due:	\$607.67
Payment Amount:	\$ _____

658791853752

Your account will be drafted on April 10, 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:
 6160 TURNBUCKLE DR
 APOLLO BEACH, FL 33572

Account #: 221009517212
Statement Date: March 20, 2026
Charges Due: April 10, 2026

Service Period: Feb 14, 2026 - Mar 16, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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

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.

Total Current Month's Charges **\$607.67**

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: April 07, 2026

Amount Due: \$939.71

Due Date: April 28, 2026

Account #: 221009541097

DO NOT PAY. Your account will be drafted on April 28, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026	
Previous Amount Due	\$1.69
Payment(s) Received Since Last Statement	-\$1.69
Current Month's Charges	\$939.71
Amount Due by April 28, 2026	\$939.71

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



Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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 #: 221009541097

Due Date: April 28, 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: \$939.71

Payment Amount: \$ _____

600000873080

Your account will be drafted on April 28, 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:
 WATERSET WOLF CREEK PH E
 APOLLO BEACH, FL 33572

Account #: 221009541097
Statement Date: April 07, 2026
Charges Due: April 28, 2026

Service Period: Feb 28, 2026 - Mar 30, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	356 kWh @ \$0.03411/kWh	\$12.14
Fixture & Maintenance Charge	46 Fixtures	\$311.30
Lighting Pole / Wire	46 Poles	\$530.77
Lighting Fuel Charge	356 kWh @ \$0.03452/kWh	\$12.29
Storm Protection Charge	356 kWh @ \$0.00574/kWh	\$2.04
Clean Energy Transition Mechanism	356 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	356 kWh @ \$0.01230/kWh	\$4.38
Florida Gross Receipt Tax		\$0.79
State Tax		\$65.85
Lighting Charges		\$939.71

Total Current Month's Charges \$939.71

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

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

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010
Energy-Saving Programs:
 813-275-3909

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

Statement Date: March 20, 2026

Amount Due: \$25.57

Due Date: April 10, 2026
Account #: 221009547813

DO NOT PAY. Your account will be drafted on April 10, 2026

Account Summary

Table with account summary: Current Service Period (Feb 14 - Mar 16, 2026), Previous Amount Due (\$24.49), Payment Received (-\$24.49), Current Month's Charges (\$25.57), Amount Due by April 10, 2026 (\$25.57)

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

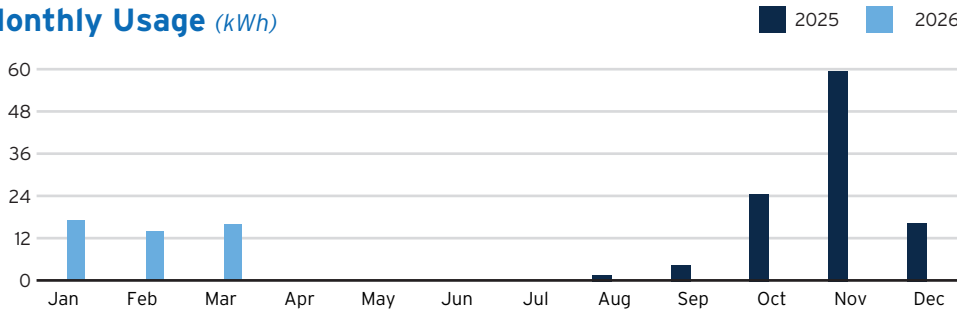


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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



Account #: 221009547813
Due Date: April 10, 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: \$25.57

Payment Amount: \$ _____

658791853753

Your account will be drafted on April 10, 2026

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

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

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



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

Account #: 221009547813
Statement Date: March 20, 2026
Charges Due: April 10, 2026

Meter Read

Meter Location: MAINT

Service Period: Feb 14, 2026 - Mar 16, 2026

Rate Schedule: General Service - Non Demand

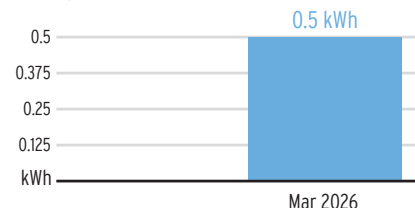
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967360	03/16/2026	151	135	16 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	16 kWh @ \$0.09202/kWh	\$1.47
Fuel Charge	16 kWh @ \$0.03516/kWh	\$0.56
Storm Protection Charge	16 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.58
State Tax		\$1.99
Total Electric Cost, Local Fees and Taxes		\$25.57

Total Current Month's Charges \$25.57

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
 Tampa, FL 33631-3318
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- 
Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 
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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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Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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WATERSET SOUTH CDD
C/O WATERSET SOUTH CDD
WATERSET WOLF CREEK PH H1
APOLLO BEACH, FL 33572

Statement Date: April 06, 2026


Amount Due:	\$1,654.63
Due Date: April 27, 2026	
Account #: 221009574676	

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$1,654.63
Amount Due by April 27, 2026	\$1,654.63

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



Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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 #: 221009574676

Due Date: April 27, 2026

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

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

Amount Due:	\$1,654.63
Payment Amount:	\$ _____

672372050934

Your account will be drafted on April 27, 2026

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

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

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




Service For:
WATERSET WOLF CREEK PH H1
APOLLO BEACH, FL 33572

Account #: 221009574676
Statement Date: April 06, 2026
Charges Due: April 27, 2026

Service Period: Feb 28, 2026 - Mar 30, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	627 kWh @ \$0.03411/kWh	\$21.39
Fixture & Maintenance Charge	52 Fixtures	\$548.13
Lighting Pole / Wire	52 Poles	\$934.56
Lighting Fuel Charge	627 kWh @ \$0.03452/kWh	\$21.64
Storm Protection Charge	627 kWh @ \$0.00574/kWh	\$3.60
Clean Energy Transition Mechanism	627 kWh @ \$0.00043/kWh	\$0.27
Storm Surcharge	627 kWh @ \$0.01230/kWh	\$7.71
Florida Gross Receipt Tax		\$1.40
State Tax		\$115.93
Lighting Charges		\$1,654.63

Total Current Month's Charges

\$1,654.63

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

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In-Person

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.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: April 06, 2026

Amount Due:	\$24.52
Due Date: April 27, 2026	
Account #: 221009609878	

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026	
Previous Amount Due	\$21.79
Payment(s) Received Since Last Statement	-\$21.79
Current Month's Charges	\$24.52
Amount Due by April 27, 2026	\$24.52

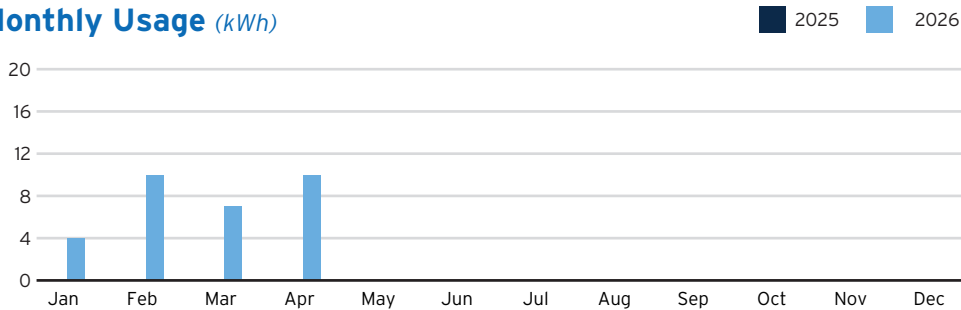
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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)



Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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



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

Account #: 221009609878
Due Date: April 27, 2026

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

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

Amount Due:	\$24.52
Payment Amount:	\$ _____

673606607242

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Service Period: Feb 28, 2026 - Mar 30, 2026

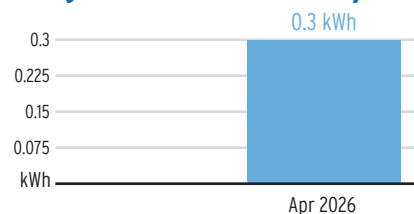
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086061	03/30/2026	31		21		10 kWh	1	31 Days

Charge Details

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

Avg kWh Used Per Day



Total Current Month's Charges \$24.52

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

Ways To Pay Your Bill

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 P.O. Box 31318
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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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7-1-1
- Power Outage:**
877-588-1010
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813-275-3909

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WATERSET SOUTH CDD
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

Statement Date: April 07, 2026

Amount Due: \$395.16

Due Date: April 28, 2026
Account #: 221009546666

DO NOT PAY. Your account will be drafted on April 28, 2026

Your Energy Insight



Your average daily THMS used was **95.44% lower** than it was in your previous period.

Account Summary

Current Service Period: March 03, 2026 - March 31, 2026	
Previous Amount Due	\$7,236.74
Payment(s) Received Since Last Statement	-\$7,236.74
Current Month's Charges	\$395.16
Amount Due by April 28, 2026	\$395.16

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



Scan here to view your account online.

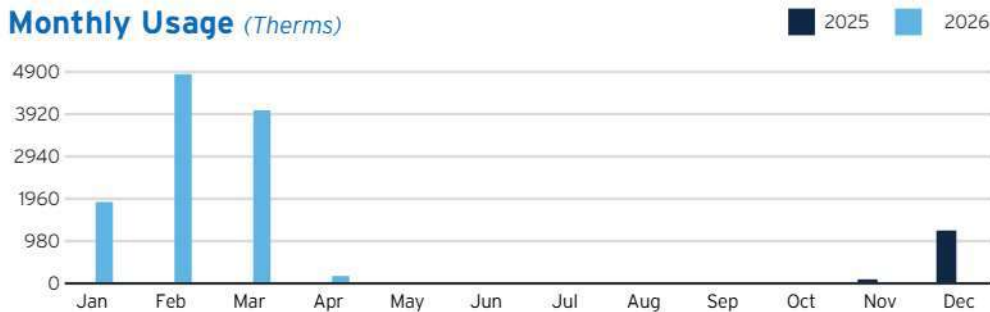
Ready to dig into spring?

Always contact **811** before you dig.



Know what's below. Call before you dig.

Monthly Usage (Therms)



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

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



Account #: 221009546666

Due Date: April 28, 2026



Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$395.16

Payment Amount: \$ _____

600000872907

Your account will be drafted on April 28, 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: April 07, 2026
Charges Due: April 28, 2026

Meter Read

Service Period: Mar 03, 2026 - Mar 31, 2026

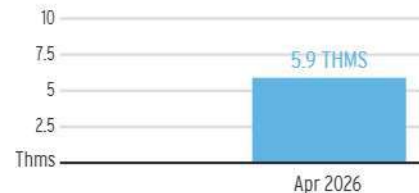
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ADX15885	03/31/2026	468	320	148 CCF	1.041	1.1168	172.1 Therms	29 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	172.1 THMS @ \$0.47618	\$81.95
PGA	172.1 THMS @ \$1.16057	\$199.73
Florida Gross Receipts Tax		\$4.91
Natural Gas Service Cost		\$367.59
State Tax		\$27.57
Total Natural Gas Cost, Local Fees and Taxes		\$395.16

Avg THMS Used Per Day



Total Current Month's Charges \$395.16

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

Ways To Pay Your Bill

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

Contact Us

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

Terrapin Lawn Care, LLC.
 30929 Mirada Blvd # 529
 San Antonio, FL 33576
 +1 (352) 530-2000

INVOICE



FERTILIZATION + PEST CONTROL

office@terrapiinlawncare.com

Waterset South CDD
 3434 Colwell Avenue suite 200
 Tampa, FL 33614
 Rizzetta

Service Address
 Waterset South CDD
 Waterset South CDD
 6160 Turnbuckle Drive
 Apollo Beach, FL 33572

Waterset South CDD

Account # 5117
 Invoice # 7223
 Invoice Date 03/31/2026

Invoice Total \$180.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	Palm Root Injections			
	Palm Root Injections Root injection of systemic insecticides at bases of palms throughout.	\$180.00	1	\$180.00

Terms
 Payment is due upon receipt.

Notes
 Thank you for your business!

Refer a friend or neighbor and we will take care of your next service.

Subtotal	\$180.00
Total	\$180.00
Amount Paid	\$0.00
Amount Due	\$180.00
Account Balance	\$0.00
Balance Due	\$180.00

Terrapin Protection Tip - Lawn, Home & Landscape

- Water lawns early morning (4-8 AM) to reduce evaporation and turf disease. Spray heads typically run 20-25 minutes, while rotor heads require 35-40 minutes because they apply water more slowly.
- Keep St. Augustine mowed at 3.5-4 inches. Taller turf shades soil improves root depth and naturally helps suppress weeds.
- Avoid excessive irrigation around shrubs and landscape beds. Constant moisture can lead to fungus, root stress, and increased weeds homeowners may not notice right away.
- After winter, rejuvenation pruning helps shrubs recover by removing cold damage and encouraging strong spring growth.
- Palm trees should not be over-pruned. Only remove fully brown fronds to avoid weakening the palm and causing nutrient deficiencies.
- Reduce pest pressure around your home:
Keep mulch, plants, and shrubs trimmed away from the foundation to eliminate hiding places for insects.
- Moisture management is key for termite prevention. Fix leaks, maintain proper drainage, and avoid wood-to-soil contact near the home.
- Seal small entry points around doors, windows, and utility penetrations to reduce indoor pest activity.
- Consistent professional service is the best defense. Preventative treatments protect your lawn, landscape, and home from costly issues before they become visible.

At Terrapin, we believe in protecting the homes and communities we serve—just like a shell protects the terrapin. Our mission is to safeguard your lawn, landscape, and home with expert care year-round.

Wind speed: 11mph
Wind direction: SE
Temperature: 75 °F
Sky Condition: Clear
Humidity: 80%
Service Date: 03/31/2026
Next Service Date: 06/30/2026

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Bandit insecticide	20 oz	1000Sqft	Injections	All Common Areas		20000 Linear ft	
Shrub - T/O Chelated Micros	128 oz	100Gal	Injections	All Common Areas		20000 Linear ft	

PAYMENT STUB

Terrapin Lawn Care, LLC
30929 Mirada Blvd #529
San Antonio, Florida 33576

Customer	Waterset South CDD
Account #	5117
Invoice #	7223
Invoice Date	03/31/2026
<hr/>	
Balance Due	\$180.00
<hr/>	
Amount Enclosed	
<hr/>	

INVOICE

The Foam Factory & Signs LLC
727 Tillman Pl
Ste 107
Plant City, FL 33566-5253

paul@tffsigns.com
+1 (813) 441-4003



Bill to
Wataset South CDD

Ship to
Wataset South CDD

Invoice details

Invoice no.: 1010
Terms: Due on receipt
Invoice date: 03/26/2026
Due date: 03/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Mens & Womens dri fit printed in 2 locations	33	\$19.75	\$651.75

Total **\$651.75**

Ways to pay



[View and pay](#)

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00963H

Date 03/27/2026

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 # 26-00963H Notice of Regular Meeting of the Board of Supervisors RE: Waterset South CDD Board of Supervisors Meeting on 4/9/26 at 10:00 AM Published: 3/27/2026	\$56.88
---	---------

Important Message

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

Paid	()
Total	\$56.88

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 April 9, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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 27, 2026

26-00963H

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-WM-5300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8120024

APR 06 2026



00000832 02 SP 106481800282243 P

Waterset South Community Development Dis
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8120024
Account Number:
Invoice Date: 03/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

APR 06 2026

Waterset South Community Development District
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

Waterset South Community Development District Special Assessment Revenue Bonds, Series 2024

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 Bonds, Series 2024**

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:
 Invoice Date:

3/3
 8120024
 03/25/2026

**Waterset South Community Development District
 Special Assessment Revenue Bonds, Series 2024**

Accounts Included 214645000 214645001 214645002 214645003 214645004 214645005
 In This Relationship: 214645006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$3,950.00
Incidental Expenses 03/01/2026 to 02/28/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 186641

Date	PO#
01/06/26	
Due Date	Terms
2/5/26	Net 30

BILL TO
Waterset South Founders Club Landscape Maintenance (PPAR)
Rizzetta & Company 2700 falkenburg Rd riverview , FL 33578

Property Address
Waterset South Founders Club Landscape Maintenance (PPAR) Turnbuckle Drive Apollo Beach, FL 33572

Item	Amount
Job #199225 - Waterset South Founders Club Landscape Maintenance January 2026	\$1,899.00

Thank you for your business.

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

Subtotal	\$1,899.00
Sales Tax	\$0.00
Total	\$1,899.00
Credits/Payments	(\$0.00)
Balance Due	\$1,899.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 189305

Date	PO#
02/01/26	
Due Date	Terms
3/3/26	Net 30

BILL TO
Waterset South Founders Club Landscape Maintenance (PPAR)
Rizzetta & Company 2700 falkenburg Rd riverview , FL 33578

Property Address
Waterset South Founders Club Landscape Maintenance (PPAR) Turnbuckle Drive Apollo Beach, FL 33572

Item	Amount
Job #199225 - Waterset South Founders Club Landscape Maintenance February 2026	\$1,899.00

Thank you for your business.

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

Subtotal	\$1,899.00
Sales Tax	\$0.00
Total	\$1,899.00
Credits/Payments	(\$0.00)
Balance Due	\$1,899.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 190490

Date	PO#
01/31/26	
Due Date	Terms
3/17/26	Net 45

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

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

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

Job #194952 - Waterset South CDD - Installed Mulch 1/31/2026

Installed 825 CY of Pine Bark Nuggets Throughout Community Except Founders Club

Property Improvements				\$46,800.00
Subcontractor	36,000.0	Each	\$1.30	\$46,800.00
	0			

Thank you for your business.

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

Subtotal	\$46,800.00
Sales Tax	\$0.00
Total	\$46,800.00
Credits/Payments	(\$0.00)
Balance Due	\$46,800.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 193349

Date	PO#
03/02/26	
Due Date	Terms
4/16/26	Net 45

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

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

Item	Amount
Job #216686 - Waterset South CDD All In Landscape Maintenance March 2026	\$32,838.75

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

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

Thank you for your business.

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

Subtotal	\$32,838.75
Sales Tax	\$0.00
Total	\$32,838.75
Credits/Payments	(\$0.00)
Balance Due	\$32,838.75



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 193350

Date	PO#
03/02/26	
Due Date	Terms
4/1/26	Net 30

BILL TO
Waterset South Founders Club Landscape Maintenance (PPAR)
Rizzetta & Company 2700 falkenburg Rd riverview , FL 33578

Property Address
Waterset South Founders Club Landscape Maintenance (PPAR) Turnbuckle Drive Apollo Beach, FL 33572

Item	Amount
Job #199225 - Waterset South Founders Club Landscape Maintenance March 2026	\$1,899.00

Thank you for your business.

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

Subtotal	\$1,899.00
Sales Tax	\$0.00
Total	\$1,899.00
Credits/Payments	(\$0.00)
Balance Due	\$1,899.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 197028

Date	PO#
03/23/26	
Due Date	Terms
5/7/26	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232

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

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

Job #207990 - Straightened Leaning Palm Jensen View Mail Kiosk 3/19/2026

Straightened and Re-Staked Leaning Palm at Jensen View Mail Kiosk.

Property Improvements				\$278.64
Demo / Debris Removal / Site Prep	4.00 Hrs	\$69.66	\$278.64	

Thank you for your business.

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

Subtotal	\$278.64
Sales Tax	\$0.00
Total	\$278.64
Credits/Payments	(\$0.00)
Balance Due	\$278.64



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 197029

Date	PO#
03/23/26	
Due Date	Terms
5/7/26	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232

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

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

Job #207992 - Removed Palm Braces Jensen View Pock Park 3/19/2026

Removed and Disposed Of All Palm Braces in Jensen View Pocket Park

Property Improvements				\$417.96
Demo / Debris Removal / Site Prep	6.00 Hrs	\$69.66	\$417.96	

Thank you for your business.

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

Subtotal	\$417.96
Sales Tax	\$0.00
Total	\$417.96
Credits/Payments	(\$0.00)
Balance Due	\$417.96



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 197031

Date	PO#
03/23/26	
Due Date	Terms
5/7/26	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232

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

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

Job #203421 - 2025 Replace Dead Sabal WS Blvd

Removed Dead Palm on WS Blvd Between Sea Horn and CGD Roundabout

Installed New 12-14' Sabal Palm

Staked Palm

Installed Flood Bubbler

Created 8-10' Earthen Saucer Ring

Hauled Debris

Property Improvements				\$898.37
Demo / Debris Removal / Site Prep	3.00 Hrs	\$69.66	\$208.98	
Pickup & delivery	1.00 Hrs	\$150.00	\$150.00	
Tree Stakes- Installed	1.00 Each	\$109.39	\$109.39	
Sabal Palm	1.00 ea	\$430.00	\$430.00	

Thank you for your business.

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

Subtotal	\$898.37
Sales Tax	\$0.00
Total	\$898.37
Credits/Payments	(\$0.00)
Balance Due	\$898.37



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 197034

Date	PO#
03/23/26	
Due Date	Terms
5/7/26	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232

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

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

Job #203429 - Replaced Dead Sabal Hidden Branch W Pocket Park 3/19/2026

Removed Existing Sabal Palm

Replaced With 8-10' Sabal

Staked Tree

Installed Flood Bubbler

Created 8-10' Earthen Tree Ring

Hauled Debris

Property Improvements				\$838.37
Demo / Debris Removal / Site Prep	3.00 Hrs	\$69.66	\$208.98	
Pickup & delivery	1.00 Hrs	\$150.00	\$150.00	
Tree Stakes- Installed	1.00 Each	\$109.39	\$109.39	
Sabal Palm	1.00 ea	\$370.00	\$370.00	

Thank you for your business.

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

Subtotal	\$838.37
Sales Tax	\$0.00
Total	\$838.37
Credits/Payments	(\$0.00)
Balance Due	\$838.37



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 197035

Date	PO#
03/23/26	
Due Date	Terms
5/7/26	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232

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

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

Job #203432 - Replaced Dead Palm - Wolf Creek Entrance 3/19/2026

Removed Palm on East Side of Wolf Creek Entrance on N Side of CGD

Installed New Sabal 10-12' H

Installed Flood Bubbler

Created 8-10' Earthen Saucer Ring

Hauled Debris

Property Improvements				\$858.37
Demo / Debris Removal / Site Prep	3.00 Hrs	\$69.66	\$208.98	
Pickup & delivery	1.00 Hrs	\$150.00	\$150.00	
Tree Stakes- Installed	1.00 Each	\$109.39	\$109.39	
Sabal Palm	1.00 ea	\$390.00	\$390.00	

Thank you for your business.

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

Subtotal	\$858.37
Sales Tax	\$0.00
Total	\$858.37
Credits/Payments	(\$0.00)
Balance Due	\$858.37



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 198558

Date	PO#
04/01/26	
Due Date	Terms
5/16/26	Net 45

BILL TO
Waterset South CDD
Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232

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

Item	Amount
Job #216686 - Waterset South CDD All In Landscape Maintenance April 2026	\$47,943.91

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

	Part 1 -General Maintenance	Part 2 - Fertilization	Part 3 - Pest Control (Billed Month After Services) 2025	Monthly Total
Jan	\$ 32,839.75			\$ 32,839.75
Feb	\$ 32,839.75			\$ 32,839.75
Mar	\$ 32,839.75			\$ 32,839.75
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Jun	\$ 32,839.75	\$ 15,104.16		\$ 47,943.91
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Sep	\$ 32,839.75	\$ 12,543.33		\$ 45,383.08
Oct	\$ 32,839.75			\$ 32,839.75
Nov	\$ 32,839.75	\$ 15,104.16		\$ 47,943.91
Dec	\$ 32,839.75	\$ 437.50		\$ 33,277.25

Job #219678 - Irrigation Maintenance Monthly Services April 2026	\$4,938.47
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12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 198559

Date	PO#
04/01/26	
Due Date	Terms
5/1/26	Net 30

BILL TO
Waterset South Founders Club Landscape Maintenance (PPAR)
Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232

Property Address
Waterset South Founders Club Landscape Maintenance (PPAR) Turnbuckle Drive Apollo Beach, FL 33572

Item	Amount
Job #199225 - Waterset South Founders Club Landscape Maintenance April 2026	\$3,079.10

Thank you for your business.

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

Subtotal	\$3,079.10
Sales Tax	\$0.00
Total	\$3,079.10
Credits/Payments	(\$0.00)
Balance Due	\$3,079.10