



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

July 2, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset South Community Development District will be held on **Thursday, July 9, 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 (under separate cover)
 - ii. United Land Services Report Tab 3
 - C.** District Counsel
 - i. Consideration of Aquatic Agreement..... Tab 4
 - ii. Review of Kutak Rock's Capital Conversations..... Tab 5
 - D.** District Engineer
 - E.** Clubhouse Manager Report Tab 6
 - F.** District Manager
 - i. Presentation of District Managers Report
- 4. BUSINESS ITEMS**
 - A.** Discussion of Public Comment
 - B.** Discussion of Developer Funding Agreement
 - C.** Discussion of Credit Card Processing
 - D.** Consideration of Bank United Merchant Services..... Tab 7
 - E.** Ratification of Copperline Electric Proposal Tab 8
 - F.** Ratification of Toll Brother Easement Agreements Tab 9
 - G.** Review of Elector Candidate Eblast Tab 10
 - H.** Consideration of Budget Funding Agreement Tab 11
 - I.** Ratification of Fiscal Year 2026/2027 Proposed Budget..... Tab 12
 - J.** Review of Revised Rule of Procedures..... Tab 13
 - K.** Presentation of 2nd Quarterly Website Audit Tab 14
 - L.** Consideration for Vacant Seat Candidates Tab 15
 - M.** Review of Uninsured Motorists Coverage Insurance Coverage;
Florida Insurance Alliance..... Tab 16
 - N.** Consideration of Cost Share and Lease Agreement for
Wataset South Copier..... Tab 17

5. BUSINESS ADMINISTRATION - CONSENT AGENDA ITEMS

- A.** Consideration of Minutes of the Board of Supervisors' Meeting held on a May 14 & June 11,2026 Tab 18
- B.** Consideration of Operations & Maintenance Expenditures for May 2026 Tab 19

6. SUPERVISOR REQUEST

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



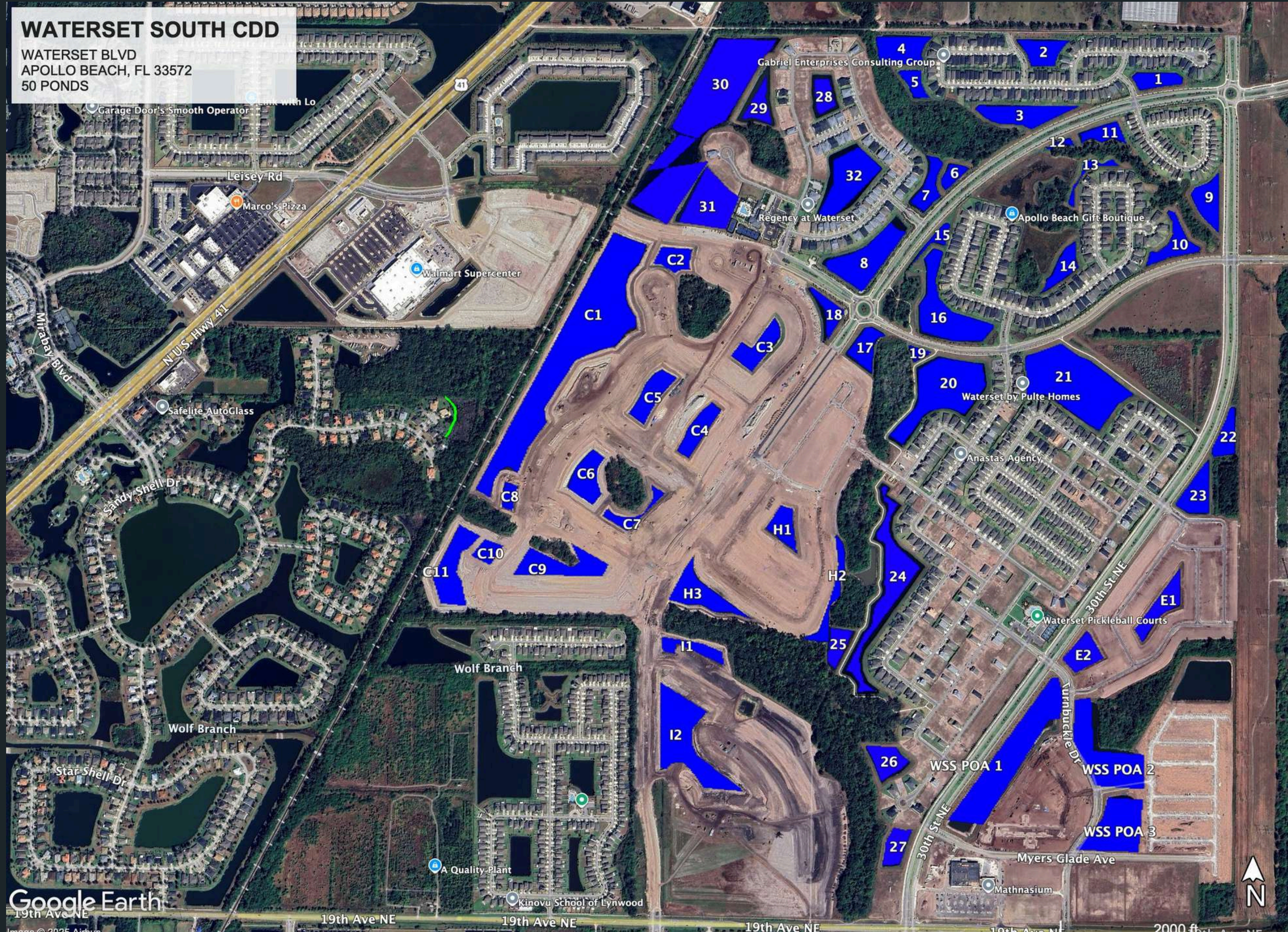
MONTHLY REPORT

JULY, 2026



WATERSET SOUTH CDD

WATERSET BLVD
APOLLO BEACH, FL 33572
50 PONDS

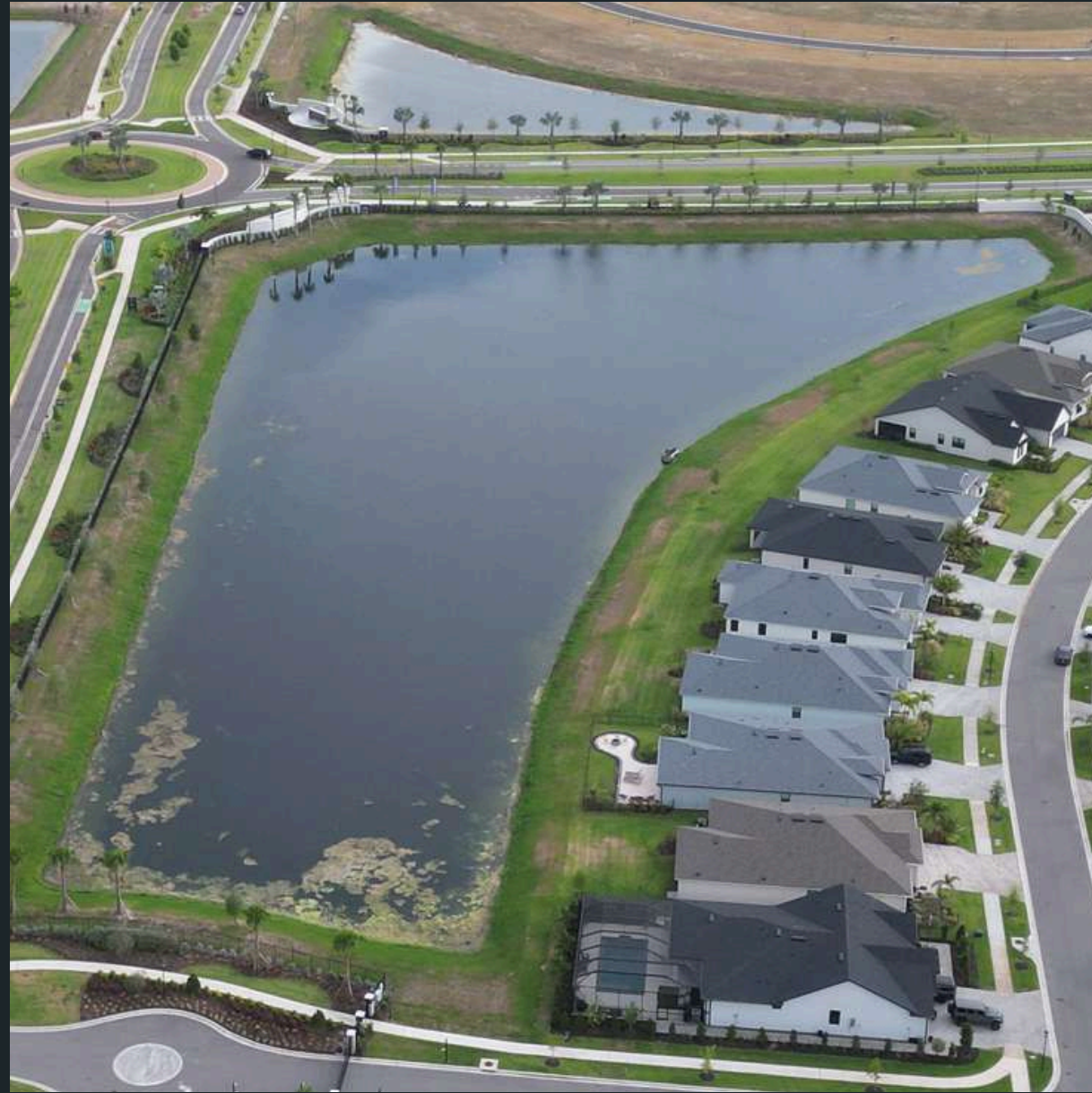


SUMMARY:

The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.



Pond #c3 Treated for Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



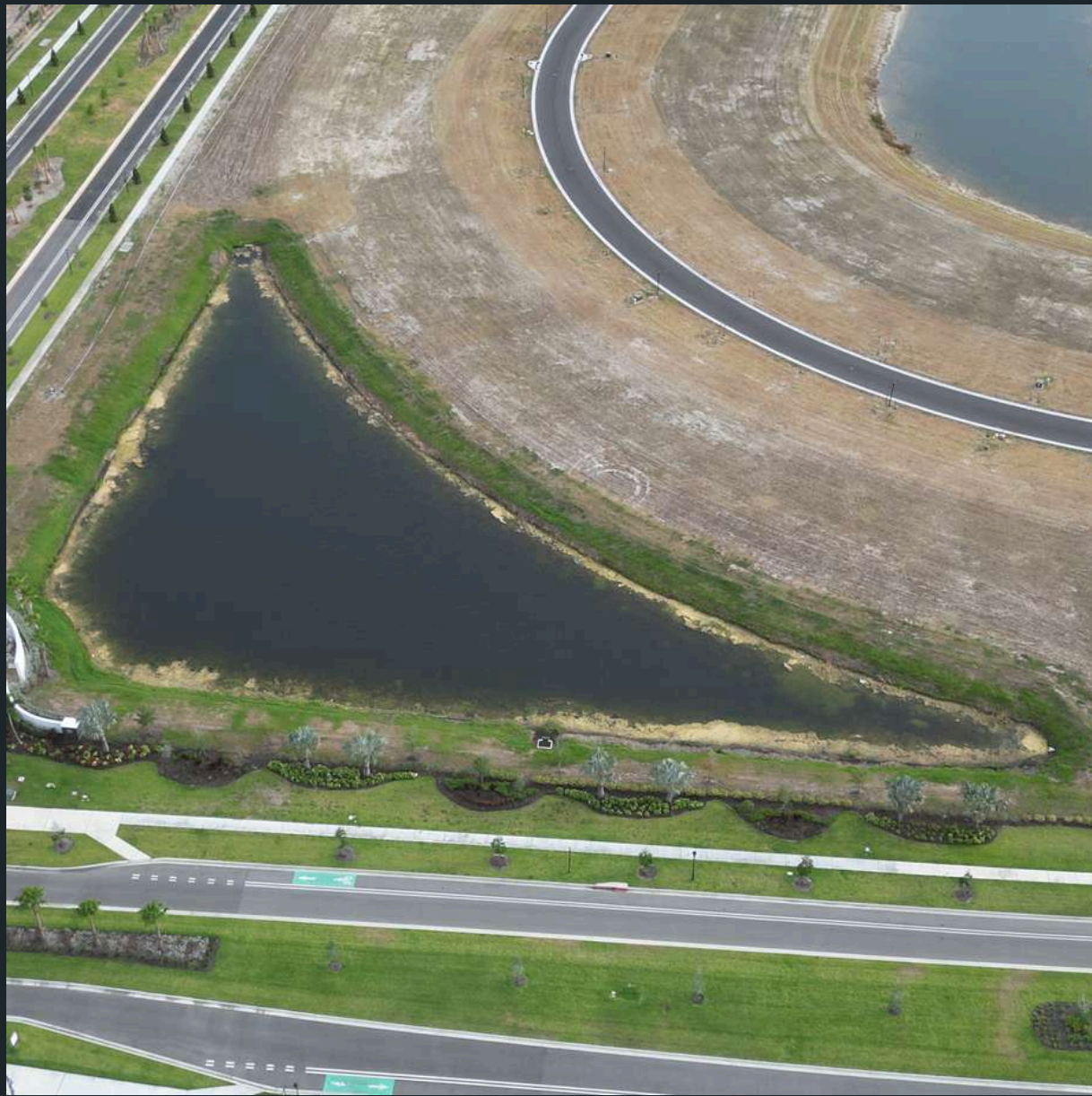
Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for algae and Shoreline Vegetation.



Pond #17 Treated for chara and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



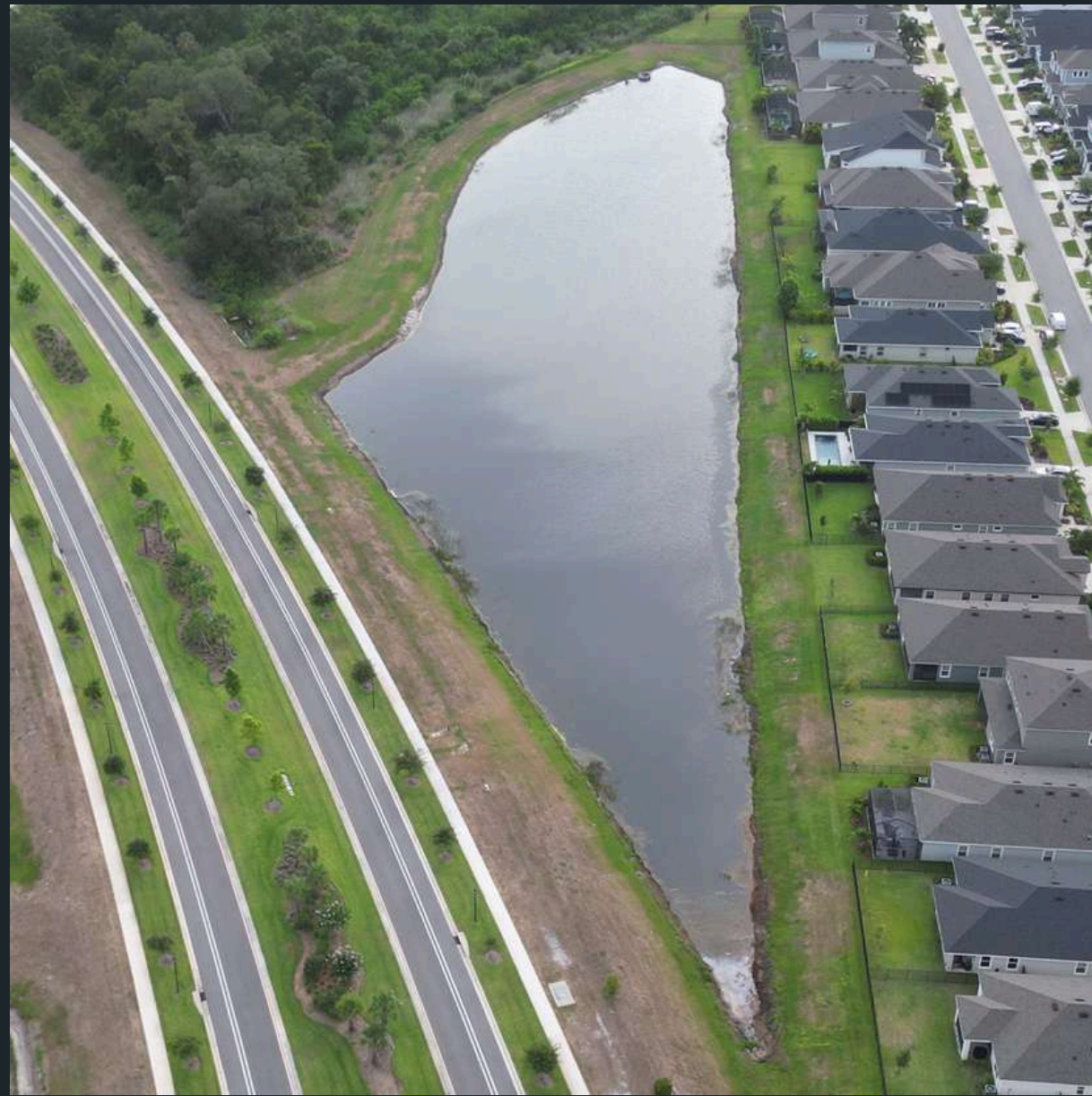
Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #32 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Chara and Shoreline Vegetation.



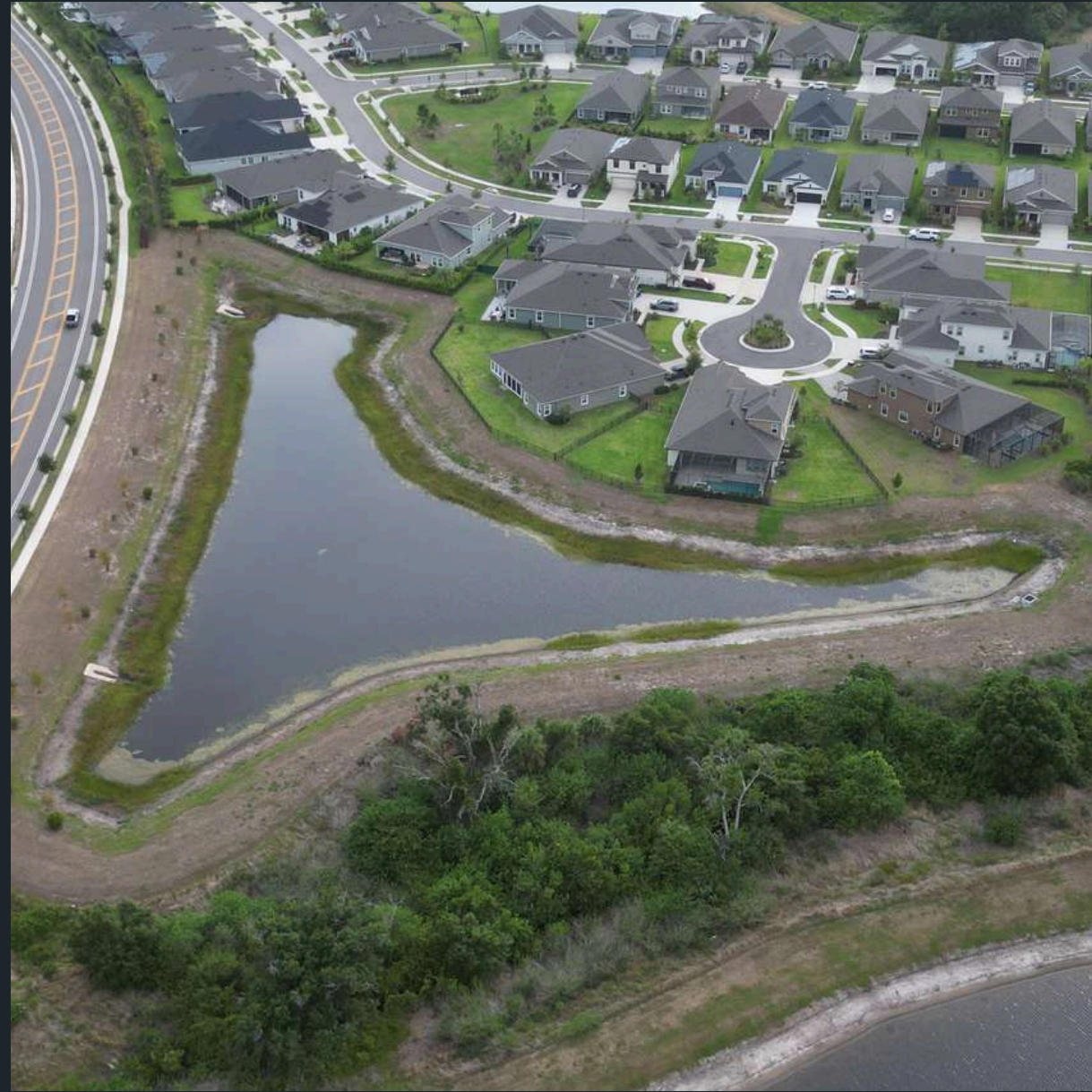
Pond #11 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.

Tab 2



Subject: Notice of Temporary Fuel Surcharge

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

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

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

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

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Tab 3

Dale Fisher
ULS

WATERSET SOUTH CDD

Construction Damage

Thursday, June 25, 2026

11 Issues Identified



IRRIGATION LINES CAPPED AND BROKEN IRRIGATION

West side 30th dead end



BROKEN IRRIGATION

West side 30th street dead end



BROKEN IRRIGATION

West side 30th street dead end



BROKEN IRRIGATION

30th street dead end west side



BROKEN IRRIGATION

30th street dead end west side



DAMAGED SOD

30th street dead end East side



MACHINE DAMAGE

Damaged sod east side 30th street dead end



MACHINE PARKING AND SOD DAMAGE

30th street dead end east side



BROKEN IRRIGATION

East side 30th street dead end



REFERENCE PHOTO FOR WORK IN PROGRESS

Waterset blvd and 30th east side



BROKEN IRRIGATION

West side 30th street dead end

ISSUES DISCOVERED DURING WEEKLY CHECK

Monday, June 22, 2026

Prepared For WSS

3 Issues Identified

ISSUE 1 C CONTROLLER HAS 32 NEW DECODERS (ZONES) ADDED NO KNOWLEDGE OR INFORMATION ON LOCATION OR TYPES



ISSUE 2 CREEK SAND PARK 3 ZONES FLOW CONTROL TURNED DOWN ON VALVES PREVENTING PROPER IRRIGATION OPERATION

ISSUE 3 G2 CONTROLLER DISCOVERED ADDITIONAL PROGRAM FOR ONE ZONE UNKNOWN REASON REMOVED



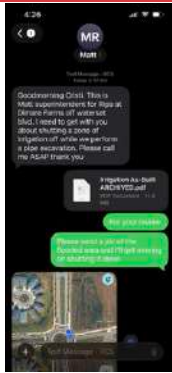
Cristi Cochran
ULS

RIPA IRRIGATION DAMAGE

30th & WSS Blvd

Friday, June 26, 2026

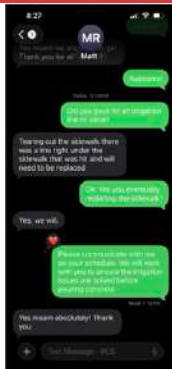
3 Issues Identified



RIPA BROKE LATERAL LINE DURING SIDEWALK EXCAVATION



COMMUNICATION



COMMUNICATION

WEEKLY PRESSURE CHECK

Monday, June 15, 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 BRANCH CIRCLE

Pressure good



CREEK SAND PARK

Pressure good



TURNBUCKLE PARK

Pressure good



EVERLONG LIFT STATION PARK

Pressure good



HIDDEN BRANCH WEST

Pressure good



MID SHIP CIRCLE

Pressure good



HIDDEN BRANCH EAST

Pressure good



SUMMER SUNSET PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good

WEEKLY PRESSURE CHECK

Monday, June 22, 2026

Prepared For WSS

16 Issues Identified



A
Pressure good



B
Pressure good



C
Pressure good (currently operating)



G. 1
Pressure good



G 2
Pressure good



SEA BRANCH
Pressure good



TURNBUCKLE PARK
Pressure good



CREEK SAND PARK
Pressure good



EVERLONG LIFT STATION PARK

Pressure good



HIDDEN BRANCH WEST

Pressure good



MID SHIP CIRCLE

Pressure good



HIDDEN BRANCH EAST

Pressure good



SUMMER SUNSET PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good

Job Name: Waterset South CDD
 Job Number : A
 Controller
 #/Location: WSB & Summer Sunset
 Date: 6/8/2026



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
 Controller Status: Two Wire
 Weather / Rain Sensor: Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal 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	S	D	S	S	R	S	S	D	S	R	S	S	R
Turf - Shrub - Annuals	S	T	T	T	S	T	T	T	T	T	S	T	T	T	T	T
Run Time Program A, B, C		20	20	20		20	20	45	20	20		20	20	20	20	45
Run Time Program D	45				30						30					
Node - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS																
Clogged Spray Filter																
Partially Clogged Nozzle																
Valve Under 2"																
Head Straightened / Adjusted		2						1								
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																

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 : A
 Controller : _____
 #/Location: WSB & Summer Sunset
 Date: 6/8/2026



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
 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	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																
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: zone 22 currently not in use all established roots covered by sprays

Tech Name: Charlie

Job Name: Waterset South CDD

Job Number : A

Controller WSB & Summer Sunset

#/Location: WSB & Summer Sunset

Date: 6/12/2026



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	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray - Rotor - Drip - Bubbler - MP	D	S	S	S	S	S	TB	R	TB	S	S	D	TB	S	S	D
Turf - Shrub - Annuals	S	S	T	T	T	T	S	T	S	T	T	S	S	T	T	S
Run Time Program A, B, C	45						10		20			45	30			10
Run Time Program D		20	20	20	20	20		40		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: _____

Tech Name: Charlie

Job Name: Waterset South CDD
Job Number : A
Controller
#/Location: WSB & Summer Sunset
Date: 6/8/2026



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
Controller Status: Two Wire Conventional
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Working Not Working
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	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								1								
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																
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: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number: B
 Controller: WSB & Summer Sunset
 #/Location: WSB & Summer Sunset
 Date: 6/8/2026



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
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	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																
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 : B
 Controller : _____
 #/Location: WSB & Summer Sunset
 Date: 6/8/2026



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																
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: B
 Controller: WSB & Summer Sunset
 #/Location: WSB & Summer Sunset
 Date: 6/8/2026



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	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																
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 : C
 Controller : _____
 #/Location: CGD & WSB
 Date: 6/8/2026



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	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																
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 : C
 Controller : _____
 #/Location: CGD & WSB
 Date: 6/8/2026



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						1										
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: 6/30/2026



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 : B
 Controller
 #/Location: WSB & Summer Sunset
 Date: 6/8/2026



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
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	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																1
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																
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

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G1
 Controller :
 #/Location: 30th & Jensen View
 Date: 6/12/2026



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: 6/8/2026



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				2												
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	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 : G1
 Controller : _____
 #/Location: CGD & WSB
 Date: 6/8/2026



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	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	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																
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: 6/8/2026



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	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																
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: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G2
 Controller : _____
 #/Location: 30th & Opposite Creek Sand
 Date: 6/8/2026



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 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: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : G1
 Controller :
 #/Location: 30th & Jensen View
 Date: 6/8/2026



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	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																
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: 6/8/2026



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	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																
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										3						

Comments: zone 42 replaced missing spray heads damaged by crosswak construction new sod myer glade @30

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Summer Sunset Park
 Date: 6/8/2026



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
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	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: 6/8/2026



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
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	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	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: Midship Circle
 Date: 6/8/2026



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: 6/8/2026



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: 6/8/2026



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 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	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: 6/8/2026



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	2															
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: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Golden Nettle Lift Station
 Date: 6/8/2026



Program	Start Time	Seasonal Adjust %	Run Days
A	3:00 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: 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	TB	D		S												
Turf - Shrub - Annuals	S	S		T												
Run Time Program A, B, C	3	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																
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: Roadstead Circle

Date: 6/8/2026



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:** Node
Controller Status: Two Wire Conventional
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Working Not Working
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	TB	S												
Turf - Shrub - Annuals	S	T	S	T												
Run Time Program A, B, C	45	20	2	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: _____

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Creek Sand Park
 Date: 6/8/2026



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										4						
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"										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: south side gets run off from neighboring home

Tech Name: Charlie

Job Name: Waterset South CDD
 Job Number : _____
 Controller _____
 #/Location: Turnbuckle
 Date: 6/8/2026



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
 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	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																
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: 6/8/2026



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: Reclaim
 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	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

WSS PRESSURE CHECK

Wednesday, June 3, 2026

Prepared For WSS

16 Issues Identified



A
Pressure good



B
Pressure good



C
Pressure good



EVERLONG LIFT STATION PARK
Pressure good



G 1
Pressure good



G 2
Pressure good



SEA BREEZE CIRCLE
Pressure good



CREEK SAND PARK
Pressure good



TURNBUCKLE PARK

Pressure good



HIDDEN BRANCH WEST

Pressure good



MID SHIP CIRCLE

Pressure good



HIDDEN BRANCH EAST

Pressure good



SUMMER SUNSET PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good

PRESSURE CHECK

Monday, June 8, 2026

Prepared For WSS

16 Issues Identified



CREEK SAND PARK

Pressure good



TURNBUCKLE PARK

Pressure good



EVERLONG LIFT STATION PARK

Pressure good



HIDDEN BRANCH WEST

Pressure good



MID SHIP CIRCLE

Pressure good



HIDDEN BRANCH EAST

Pressure good



A

Pressure good



B

Pressure good



C
Pressure good



G1
Pressure good



G 2
Pressure good



SEA BREEZE CIRCLE
Pressure good



SUMMER SUNSET PARK

Pressure good



ROADSTEAD CIRCLE

Pressure good



BELLIDO

Pressure good



GOLDEN NETTLE LIFT STATION

Pressure good

Tab 4

**FIRST AMENDMENT TO AGREEMENT BETWEEN THE WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT AND SITEX AQUATICS, LLC FOR
AQUATIC MAINTENANCE AND RELATED SERVICES**

THIS FIRST AMENDMENT (the “First Amendment”) is made and entered into this 11th day of June, 2026, by and between:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida, with a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

SITEX AQUATICS, LLC, a Florida limited liability company, whose mailing address is 13622 11th Terrace East, Bradenton, Florida 34212 (the “Contractor”, and together with the District, the “Parties”).

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the Parties previously entered into that certain *Agreement between the Waterset South Community Development District and Sitex Aquatics, LLC for Aquatic Maintenance and Related Services*, dated July 1, 2023, (the “Agreement”) as assigned to the Contractor on November 4, 2021; and

WHEREAS, Section 22 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement as set forth in more detail below and in the Contractor’s proposal attached hereto as **Exhibit A**.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this First Amendment.

SECTION 2. AMENDMENT OF AGREEMENT. The Agreement is hereby supplemented to provide for the addition of a temporary three percent (3%) fuel surcharge as described in more detail in the attached **Exhibit A**. The addition of fuel surcharge will be effective beginning April 1, 2026 and may be renewed for thirty (30) day increments upon approval by the District and subject to termination at any time by the District or at such time that diesel fuel prices fall to or

below the price of Four Dollars and Fifteen Cents (\$4.15) per gallon in the Hillsborough County, Florida area.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

**SITEX AQUATICS, LLC, a Florida limited
liability company**

By: _____

By: _____

Its: _____

Exhibit A: Temporary Fuel Surcharge

EXHIBIT A

Temporary Fuel Surcharge



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

Tab 5



DISTRICT
MANAGER
MEMO

Important Updates from Kutak Rock's Development and Improvement Districts Practice Group

DEVELOPMENT AND
IMPROVEMENT DISTRICTS

Capitol Conversations

June 30, 2026

[Florida Development and
Improvement Districts
Practice Group](#)

[Jonathan Johnson](#)

[Lindsay Whelan](#)

[Joseph Brown](#)

[Katie Buchanan](#)

[Ryan Dugan](#)

[Michael Eckert](#)

[Wesley Haber](#)

[Tucker Mackie](#)

[Michelle Rigoni](#)

[Sarah Sandy](#)

[Alyssa Willson](#)

[Jere Earlywine](#)

[Kirsten Mood](#)

[Bennett Davenport](#)

[Hunter Hurley](#)

[Kate John](#)

[Kyle Magee](#)

[Kubra Metin](#)

[Patrick O'Bryant](#)

[Ashley Ligas](#)

[Betty Zachem](#)

New Community Development District Supervisor Recall Election Law

Effective July 1, 2026, [Chapter No. 2026-164](#), Laws of Florida ([Senate Bill 1180](#)), made significant changes to the accountability framework governing community development districts (“Districts”). District staff and supervisors should be aware that the law creates a formal recall election process by which qualified electors may remove from office a District supervisor who was elected by the qualified elector process before the end of his or her term.

Chapter No. 2026-164, Laws of Florida, creates a process for District residents under Section 190.0071, *Florida Statutes* (2026), which establishes a multi-stage referendum process modeled closely on the municipal recall framework. The purpose of this change is to provide District electors with an accountability mechanism comparable to that available to electors of other local governing bodies in Florida. Importantly, the new law does not apply to supervisors elected by the landowner election process. The new law applies only to supervisors elected by the qualified elector process.

Any supervisor elected by the qualified electors of the District who has served at least one-fourth of his or her term may be subject to recall. The grounds for such a recall include (1) malfeasance, (2) misfeasance, (3) neglect of duty, (4) drunkenness, (5) incompetence, (6) permanent inability to perform official duties or (7) conviction of a felony involving moral turpitude.

If your district or any of your supervisors receive a recall petition, consult your Kutak Rock attorney immediately as the process is complicated and intricate.

Tab 6



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.

On June 22, management attempted to purchase the materials needed to install the bike racks at the Founders Club. The transaction was declined. Management contacted Truist to determine the reason for the declined transaction and was advised that the credit card account was past due and required payment as soon as possible. Management notified the District of the issue and received confirmation on June 25 that the outstanding payment had been made.

Management ordered the television and TV wall mount for the Founders Club gathering room. Once the items are received, the maintenance team will schedule the installation.

Management contacted Creative Playthings to obtain pricing for replacement trash receptacles. The proposal received is for the least expensive trash receptacle offered by the vendor at pricing of \$775.00. Management did not request a proposal from Playmore due to a previous experience with the company on a project for another district. During that project, Playmore stopped responding to emails and phone calls, which resulted in significant communication issues. Based on that experience, management elected not to solicit a proposal from Playmore.



Management and the maintenance team continue to work with Britton Air to address the leaking HVAC vents at the Founders Club. The most recent service visit occurred on Wednesday, June 24. Since Britton Air completed the latest repairs, no additional leaks have been observed from the lobby or fitness center air vents. Management will continue to monitor the remaining units and work with the vendor should any additional issues arise.

Management contacted Executive Pools regarding the pool breakers repeatedly shorting out. The vendor was scheduled to be onsite on Thursday, June 25, however, they did not arrive as scheduled. Management followed up directly with Executive Pools to obtain an update and reschedule the service visit.

The south golf cart was received on Wednesday, June 17th.

The South CDD golf cart was delivered and received on Wednesday, June 17. The vehicle is now in service and available for use by the maintenance team.

Report Respectfully Submitted,

Katiria Parodi, LCAM



**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	5/31/2026	Checked e-mails	Responded to all emails accordingly	31-May-26	Closed	Kaylea
Admin	SCDD	5/31/2026	Did a walkthrough with new homeowners	Gave a tour of the amenity and welcomed them to Waterset	31-May-26	Closed	Kaylea
Admin	SCDD	5/31/2026	Did a walkthrough with new potential homeowners	Gave a tour of the amenity and gave them a run down of the community and some further information.	31-May-26	Closed	Kaylea
Admin	SCDD	5/31/2026	Put buckets under vents	Put buckets under leaking vents, and put signs up to warn guests about wet surfaces	31-May-26	Closed	Kaylea
Admin	SCDD	6/1/2026	Put signs up in gym	Put closed signs up in fitness center while vendors installed mirrors.	1-Jun-26	Closed	Kaylea
Admin	NCDD	6/2/2026	Complete June 23rd Meeting Community Director Report	PM will be on vacation during the days that the report is due for the agenda.	2-Jun-26	OPEN	Kathy
Admin	CCDD	6/2/2026	Complete June 10th Meeting Community Director Report	Completed and sent into DM on 6/1/26.	2-Jun-26	CLOSED	Kathy
Admin	SCDD	6/2/2026	Complete June 11th Meeting Community Director Report	Completed and sent into DM on 6/2/26	2-Jun-26	CLOSED	Kathy
Admin	ALL	6/2/2026	Send email to all districts and HOA regarding PM Vacation	Completed	5-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Landscape turnover meeting for the Cottages	Attending on Wednesday June 3rd.	3-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Follow up on Master Estoppel Issuance for the Cottages	looped in Kathryn, Laura, Developer estoppels and Fiona,	5-Jun-26	Closed	Heidy/Kathy
Admin	ALL	6/2/2026	Meet with Victoria on REceipts for all districts and HOA credit cards	Complete	2-Jun-26	Closed	Kathy
Admin	HOA	6/2/2026	approve the mileage reimbursement forms for covenants coordinators	Completed	5-Jun-26	CLOSED	Kathy
Admin	NCDD	6/2/2026	Follow up with Discovery Golfcart on status of North cart for pick up	contacted Nick instead and he will be onsite week of June 9th.	5-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Follow up with Floirda State Fence on confirmation of exit gate install	Contacted LT and reconfirmed we are all set for 6/4/26	2-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	PM Vacation Memo to Kathryn and Gabby	Completed	5-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Opened ticket for IT due to PM having no access to emails	awaiting IT phone call to troubleshoot. Temporary solution provided. IT is working directly with Microsoft to find a permanent solution.	5-Jun-26	OPEN	Kathy
Admin	NCDD	6/2/2026	Attend Demo for Facilitron	Scheduled for Thursday June 4th at 3pm	4-Jun-26	CLOSED	Kathy
Admin		6/2/2026	Meet with Board member	Scheduled for Thursday June 4th at 2pm	4-Jun-26	CLOSED	Kathy
Admin	CCDD	6/1/2026	Contacted Orthopaedic office regarding their Landscape	Orthopaedic office responded and will be taking care of landscape this weekend	2-Jun-26	Closed	Heidy
Admin	SCDD	6/1/2026	Followed up with Britton AC regarding vents leaking at Founders Club	appointment was set for Tue morning.	1-Jun-26	Closed	Heidy
Admin	NCDD	6/1/2026	Asked Engineering to inspect Pergola as it's showing water damage	Engineering responded they will be inspecting	1-Jun-26	Closed	Heidy
Admin	NCDD	6/4/2026	Reported Dog park not opening after 5:30pm	Accurate working on this as they do not know why this is happening	4-Jan-26	Open	Heidy/Victoria
Admin	HOA	6/3/2026	Spoke with H/O who would like to extend his driveway beyond the garage wall and was declined	H/O had been denied and was advised to attend DRC meeting	3-Jun-26	Closed	Heidy
Admin	HOA	6/1/2026	Reviewed ARC request	Reviewed and forwarded to Committee for review	1-Jun-26	Closed	Heidy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	5/30/2026	Managed front desk	Assisted homeowners/renters with amenity badges, answered phones, completed inspections for party	30-May-26	Closed	Erika
Admin	HOA	5/30/2026	Assisted pool monitors	Helped with unruly kids and rule inforcement	30-May-26	Closed	Erika
Admin	HOA	5/30/2026	Cleaned lobby	Swept and mopped lobby due to debrly & water from wet swimmers	30-May-26	Closed	Erika
Admin	HOA	6/2/2026	Answered emails & returned phone calls	Answered emails & returned phone calls	2-Jun-26	Closed	Erika
Admin	HOA	6/2/2026	Estoppel inspections	Completed inspections for estoppels and reported back to Kathy	2-Jun-26	Closed	Erika
Admin	HOA	6/1/2026	Homeowner came into the office to inquire about ARC that needed to be submitted	Helped homeowner submit ARC	1-Jun-26	Closed	Victoria
Admin	HOA, CCDD	6/1/2026	Homeowner called and ask if work order can be put in for a patch of grass that is dead in her yard.	Put in work order	1-Jun-26	Open	Victoria
Admin	HOA	6/2/2026	Checked voicemail	Called all numbers back and took care of any inquires	2-Jun-26	Closed	Victoria
Admin	HOA	6/3/2026	Processed invoices	Done	3-Jun-26	Closed	Victoria
Admin	HOA,NCDD	6/3/2026	Homeowner notified us there is ongoing irrigatioin at a common area on Tideline Drive.	Put a work order intoour vendor and it has been completed.	3-Jun-26	Closed	Victoria

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/6/2026	Checked emails	Responded to all emails appropriately	6-Jun-26	Closed	Dineen
Admin	HOA	6/6/2026	Answered phones	Assisted residents with the application process to get their amenity badges	6-Jun-26	Closed	Dineen
Admin	HOA	6/6/2026	Covered front desk for lunch break	Made amenity badges. Assisted homeowners with questions about getting badges for other members of their household.	6-Jun-26	Closed	Dineen
Admin	HOA	6/6/2026	Drove to do inspection in NORTH	Found no violations on Estoppel	6-Jun-26	Closed	Dineen
Admin	SCDD	6/7/2026	Did a walkthrough with new homeowners	Gave a tour of the amenity , provided them with further information and welcomed them to Waterset	7-Jun-26	Closed	Kaylea
Admin	HOA	6/7/2026	Checked e-mails	Responded to all emails accordingly	7-Jun-26	Closed	Kaylea
Admin	SCDD	6/7/2026	Showed event room	A couple who had rented the event room previously asked me to show them the room again so they could take photos in order to prepare.	7-Jun-26	Closed	Kaylea
Admin	SCDD	6/7/2026	Gave amenity instructions	Advised guests on how to rent event room	7-Jun-26	Closed	Kaylea
Admin	HOA	6/7/2026	Helped a resident with Townsq	A resident came in with questions on how to use theTownsq app, gave them instructions on how to login in and submit requests	7-Jun-26	Closed	Kaylea
Admin	HOA	6/8/2026	Input amenity access badges into association files with the help of Allison	Completed	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	Responded to townsquare request	Completed	8-Jun-26	Closed	Victoria
Admin	HOA, NCDD	6/8/2026	Reprocessed a invoice that was coded wrong into castle click.	Compled	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	Reorganized storage room closet	Completed	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	A real estate agent emailed a questionnaire inquiring about what Waterset HOA requires for a tenant to rent and use amenities here at Waterset.	Responded to all questions the realestate agent asked and attached the Waterset application and provided indetail all requirements.	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	Followed up with Jessica on scheduling voting delegate meeting	Scheduled for 6/19/2026	8-Jun-26	CLOSED	Kathy
Admin	HOA	6/8/2026	Follow up with Jessica on 6427 Mooring Line Circle email	in process	8-Jun-26	OPEN	Kathy/Heidy
Admin	NCDD	6/8/2026	Send Trish Excel sheet for North projects	Completed	8-Jun-26	CLOSED	Kathy
Admin	CCDD	6/8/2026	Status on decision from chairman on whether or not to turn off the pool heaters for the season.		8-Jun-26	OPEN	Kathy/Heidy
Admin	HOA	6/8/2026	Status of Safetouch repairs for Phase 4 villas gate	Safetouch is scheduled for 6/10/2026	8-Jun-26	OPEN	Kathy/Heidy
Admin	ALL	6/8/2026	Go over pending items with Heidy	Completed	8-Jun-26	CLOSED	Kathy/Heidy
Admin	CCDD	6/8/2026	Go over central report for meeting with Heidy	Completed	8-Jun-26	CLOSED	Kathy/Heidy
Admin	SCDD	6/8/2026	Go over South report for meeting with heidy	Completed	8-Jun-26	CLOSED	Kathy/Heidy
Admin	HOA	6/8/2026	provide date to C.C as to when the powerpoint needs to be provided for board approval for July meeting.	Completed	8-Jun-26	CLOSED	Kathy
Admin	All CDD's	6/8/2026	Followed up with Accurate regading Dog Park not allowing H/O in after 5:30pm	Nick from Accurate is troubleshooting as he has not been able to identify the issue.	9-Jun-26	open	Heidy
Admin	CCDD	6/5/2026	Requested quote from NViretec for Waterline Station mice problems	Received quote 6/08 will have to present to CCDD for approval	8-Jun-26	Closed	Heidy
Admin	CDDD	6/10/2026	Attended Central CDD meeting	Completed	10-Jun-26	Closed	Heidy
Admin	SCDD	6/11/2026	Attended South CDD Meeting	Complete	11-Jun-26	Closed	Heidy

Waterset
2025 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/13/2026	Checked Emails	Responded to all emails accordingly	13-Jun-26	Closed	Dineen
Admin	HOA	6/13/2026	Went into TQ	Responded to requests in TQ	13-Jun-26	Closed	Dineen
Admin	HOA	6/13/2026	Covered front desk for lunch	Assisted with phones and answered questions related to booking the gathering room. Helped future residents with a tour of the amenities.	13-Jun-26	Closed	Dineen
Admin	HOA	6/13/2026	Worked out of Smartwebs	Printed upcoming inspections list	13-Jun-26	Closed	Dineen
Admin	SCDD	6/13/2026	Gave an amenity tour	Welcome new home buyers and gave a tour of the Amenity	13-Jun-26	Closed	Kaylea
Admin	HOA	6/14/2026	Checked TownSq	Responded to requests in TownSquare accordingly	14-Jun-26	Closed	Kaylea
Admin	SCDD	6/14/2026	De-escalated conflict	Some residents were having a conflict and not following staff instruction, de-escalated successfully.	14-Jun-26	Closed	Kaylea
Admin	HOA	6/14/2026	Checked Emails	Responded to all emails accordingly	14-Jun-26	Closed	Kaylea
Admin	SCDD	6/14/2026	Advised guests on how to rent event room	Advised guests who were interested in renting for a birthday party on how to rent the event room	14-Jun-26	Closed	Kaylea
Admin	HOA	6/16/2026	Checked voicemails	called left messages back	16-Jun-26	Closed	Victoria
Admin	HOA,CCDD	6/16/2026	Gathering room outlets in patio area not working	Let maintenance know and they replaced all outlets and are properly working	16-Jun-26	Closed	Victoria
Admin	HOA,CCDD	6/16/2026	Homeowner came into ask if vendor can trim bushes between homes	Put in a work order for trimming of his bushes	16-Jun-26	Open	Victoria
Admin	HOA	6/16/2026	Homeowner called to inquire about her CDD fee's	Gave homeowner number to Rizzetta & Company to get info on her fee's for her home.	16-Jun-26	Closed	Victoria
Admin	HOA	6/18/2026	Inputted security report into association files	Completed	17-Jun-26	Closed	Victoria
Admin	AICDD's	6/15/2026	Working closely with Accurate so that the dog park and ladies restroom doors function properly	Gave Accurate Team Viewer access so that he can make necessary repairs. timers on these 2 locations are listed separately.	15-Jun-26	Closed	Heidy
Admin	All CDD's	6/15/2026	Sent out schedule for Pool Monitors	complete	15-Jun-26	Closed	Heidy
Admin	HOA	6/16/2026	Helped H/O get all docs in scanned for their ARC request	completed request and forwarded to DRC Committee	16-Jun-26	Closed	Heidy
Admin	HOA	6/18/2026	Helped H/O with their account charges as they date back to 2023 and they are confused as to why they owe the amount due.	Have been emailing detail ledger information	18-Jun-26	Closed	Heidy
Admin	CDD North	6/19/2026	Followed up with RedTree regarding a service order from May	waiting for response.	19-Jun-26	open	Heidy
Admin	HOA	6/17/2026	Attended Castle Groups budget Jamborree and Lunch and learn		17-Jun-26	Closed	Kathy
Admin	CCDD	6/17/2026	Follow up on status of copier agreement	as of 6/19/2026 signed agreement has not been recieved despite it beign approved on 6/10/2026		OPEN	Kathy
Admin	SCDD	6/17/2026	Recieved South cart	completed	17-Jun-26	Closed	Maintenance
Admin	CCDD	6/17/2026	Follow up with agreement to add rodent baits and service to Waterlinestation	Followed up, no response despite agreement being approved during the June 10th meeting.		OPEN	Kathy
Admin	NCDD	6/18/2026	Follow up regading letter to homrowner from May	no responses to follow ups		OPEN	Kathy
Admin	NCDD	6/18/2026	Follow up to status of letter to copier lease company advising of termination	no responses to follow ups		OPEN	Kathy
Admin	HOA	6/18/2026	SANTA!			OPEN	Kathy/Victoria
Admin	HOA	6/18/2026	Review BTS event proposals, expense sheet and timelines	Completed.	18-Jun-26	CLOSED	Kathy/Victoria
Admin	HOA	6/18/2026	Order supplies for BTS event	ordered goodie bag items. Need to order snack items in July.	18-Jun-26	CLOSED	Kathy/Victoria
Admin	HOA	6/19/2026	Meeting with Association Attorney	Discussed voting delegates, turn over, reserves	19-Jun-26	CLOSED	Kathy/Heidy

Waterset
2025 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/19/2026	Meeting with Deneen and Kathryn	Discussed voting delegates, turn over, reserves and the Cottages	19-Jun-26	CLOSED	Kathy
Admin	SCDD	6/19/2026	Meeting with staff member		19-Jun-26	CLOSED	Kathy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/20/2026	Checked all emails	Responded to all emails accordingly	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/20/2026	Covered front desk for lunch break	Assisted residents with GR party, answered phones explained the rental application . checked calendar for party dates. made badges for new	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/20/2026	Worked in Smartwebs	Printed report for next round of inspections	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/19/2026	Worked on PowerPoint presentation for upcoming meeting	Completed and sent presentation to Kathy for approval	19-Jun-26	CLOSED	Dineen
Admin	SCDD	6/20/2026	Let guests know the rules for an event	Resident tried to set up early, let him know this was not permissible.	20-Jun-26	Closed	Kaylea
Admin	SCDD	6/21/2026	Gave new homeowners a tour	Gave new homeowners a tour of the amenity and welcomed them to Waterset	21-Jun-26	Closed	Kaylea
Admin	SCDD	6/21/2026	Residents came up to me about pool quality	Listened to their concerns and let them know that it would be addressed.	21-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Put in work order for pool	Put in work order for Founders Club pool due to dirtiness and water quality concerns	22-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Instructed a resident on how to book and event room	His date was unfortunately not available at any space in Waterset, but now he knows how to book an event space.	22-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Follow up on payment status for the bulletin board	followed up no response.	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/22/2026	Follow up on payment status for Adams network	followed up no response.	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/22/2026	Follow up on signed proposal for Rhine Epoxy that was approved during June 10th meeting	Received executed agreement on 6/23/26 from district and sent over to vendor for scheduling.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on copier signed proposal	Received executed agreement on 6/24/26 from district and sent over to vendor for scheduling.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Request proposal from Wahoo Pools	Received	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on signed proposal from Nviroctect for rat baits for Waterline Station that was approved during June 10th meeting	Nviroctect is scheduled for Monday June 29th.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on check #'s for payments due to Castle	no response from DM.	26-Jun-26	OPEN	Kathy
Admin	NCDD	6/22/2026	Follow up on status of letter to lease company for the copier regarding the 30 day notice.	no response. During the 6/23/26 CDD meeting DM advised it was sent out. Management requested a copy as the company has advised they have not received it. Management followed up with another email on 6/24/26 requesting a copy. Management received a copy of the notice on 6/25/26.	26-Jun-26	CLOSED	Kathy
Admin	NCDD	6/22/2026	Follow up with Munyan on status of scheduling for proposal for the landing painting.	Proposal Received	26-Jun-26	CLOSED	Kathy
Admin	NCDD	6/22/2026	Follow up on proposal for benches and trash cans. Added 2 more benches and 2 more trash cans.	Awaiting additional proposal.	26-Jun-26	OPEN	Kathy
Admin	SCDD	6/22/2026	Management cannot purchase items due to the credit card not being paid. Sent email to the district requesting someone look into this.	Initial email sent on 6/22/26 to DM. Followed up on 6/25/26, DM on vacation. Escalated matter to Matt Huber on 6/25/26. Matt advised it would be paid by the end of business day.	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/22/2026	SANTA!!	ongoing	26-Jun-26	OPEN	Kathy/Victoria
Admin	HOA	6/22/2026	BTS Banners	ongoing	26-Jun-26	OPEN	Kathy/Victoria

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	ALL	6/22/2026	Signs of the offices closure due to 4th of July	Completed	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Communnity Director Report due on 6/26/26.	in progress	26-Jun-26	OPEN	Kathy
Admin	SCDD	6/22/2026	Communnity Director Report due on 6/26/26.	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Agenda for July 14th BOD meeting	Completed	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/22/2026	Meeting Packet for BOD for 7/14 meeting	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Townhall agenda and email blast	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Follow up with KH on sample emails for turnover townhall		26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Send v1 of 2027 proposed budget to board	completed.	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/23/2026	Spoke with Landscape Vendor regading service orders.	He will complete on this weeks visits	23-Jun-26	CLOSED	Heidy
Admin	CCDD	6/22/2026	Spoke with Pool Vendor area manager regarding the pool being low over the weekend	The pool forgot to turn on the auto fill causing the resort pool to drain	22-Jun-26	CLOSED	Heidy
Admin	AICDD's	6/22/2026	Gave out Pool Monitors schedule for the week starting 06.27.26	Completed	22-Jun-26	CLOSED	Heidy
Admin	SCDD	6/22/2026	Scheduled Britton Air to check on the ac vent leaks that are still occurring	They are scheduled for Tue in the am.	22-Jun-26	CLOSED	Heidy
Admin	HOA	6/20/2026	Front desk coverage	Assisted with reserving GR, helped pool monitors, answered phones	23-Jun-26	CLOSED	Erika
Admin	HOA	6/20/2026	Powepoint presentation	Assited Dineen with Powerpoint presentation	23-Jun-26	CLOSED	Erika
Admin	HOA	6/20/2026	Checked all emails	Responded to all emails accordingly	23-Jun-26	CLOSED	Erika
Admin	HOA	6/23/2026	Checked TownSq requests	Responded accordingly	23-Jun-26	CLOSED	Erika
Admin	HOA	6/23/2026	Completed inspections	Completed stage 2 inspections for upcoming July meeting	23-Jun-26	CLOSED	Erika
Admin	NCDD	6/24/2026	Send out north 6/23/26 meeting notes	Completed	24-Jun-26	CLOSED	Kathy
Admin	NCDD	6/24/2026	Send out email to community regarding electronic scooters/motor bikes	completed	24-Jun-26	CLOSED	Kathy
Admin	NCDD	6/24/2026	Contact vendor for bird spikes	in progress	26-Jun-26	OPEN	Kathy
Admin	NCDD	6/24/2026	Contact vendor for proposal to clean the top windows of the landing	in progress	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/24/2026	Provide list of pending items for Central	in progress	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/24/2026	Provide list of items that previous CDD board would normally approve as a general practice such as when the pool heaters are turned off	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/23/2026	Checked Voicemails	Called all inquires back and assited	23-Jun-26	Closed	Victoria
Admin	HOA	6/23/2026	Security reports saved into association files	Completed	23-Jun-26	Closed	Victoria
Admin	HOA	6/24/2026	Processed invoices	Completed	24-Jun-26	Closed	Victoria
Admin	HOA	6/24/2026	Booked 2 additional food truck vendors for back to school event.	Completed	24-Jun-26	Closed	Victoria
Admin	HOA,CCDD	6/24/2026	Resident came in needing a replacment badge.	Printed new badge	24-Jun-26	Closed	Victoria
Admin	Hoa,SCDD	6/25/2026	Inquired about a deposit check	A check was thought misplaced for an event at the Founders Club, but with the help of staff we were able to locate it. Everything is in order.	25-Jun-26	Closed	Kaylea
Admin	SCDD	6/25/2026	Inspected Amenity	Inspected amenity made sure everything was in order, some of the numbers of the pool still seem a bit dirty, but pool looks much better!	25-Jun-26	Closed	Kaylea

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA,SCDD	6/25/2026	Helped a resident locate her mailbox	A resident need help finding her mailbox, I helped her locate it.	25-Jun-26	Closed	Kaylea

Tab 7



Rizzetta & Company

Professionals in Community Management

fiserv.

Digital Payments Proposal

Businesses around the world and around the corner rely on Fiserv. We are behind every payment they accept and every customer they delight.

Global Leader in Payments and Fintech

Fiserv is a global technology leader enabling money movement for financial institutions, businesses and consumers.



Business in
**more than
100 countries**

Reaching
**nearly 100%
of U.S. households**

- #1** in Merchant Acquiring
- in Issuer Processing
- in Account Processing
- in Mobile Banking
- in Online Banking
- Bill Payment Provider
- Person-to-Person Payment Provider
- in Account-to-Account Transfers

40
years

of fintech
leadership



Streamline Payment Acceptance and Elevate Payment Experiences

Innovative commerce solutions to help grow your business with integrated, seamless payments in-person and online



Accept Payments

From credit, debit and checks to contactless cards and mobile wallets, we help you accept payments seamlessly, however and wherever your customers want to pay.

Drive More Sales

Encourage interested shoppers to become purchasers by breaking down their barriers to buying, whether it's in-store or online.

Reduce Cost

Increase your transaction approval rates and offset credit processing fees to help lower your payment costs.

Secure Commerce

Help protect customer information and reduce fraud losses. Remove sensitive data from your environment to help reduce PCI compliance scope.

Digitize Operations

Streamline B2B payment processes and business management tasks with digital tools to improve overall efficiency and back-office operations.

Acquiring Solutions
Contactless Payments
Point-of-Sale (POS)
Global Currency Solution
Electronic Check
Acceptance

Split Payments
Gift Cards
Insights and Analytics

Surcharging
Interchange Optimization
Authorization Optimization

Chargeback Management
Security and Fraud Tools

B2B Payments
Invoice Presentation & Payment
Customer Payment Portal
Electronic Payroll Delivery
Digital Disbursements
Incentive Disbursements

Proposal

Fiserv / BankUnited Benefits



Relationship Team /Technology local Sales Executive



Chargeback Expertise providing Best Practices and Online Dispute Manager



Dedicated Relationship Management Support



Enterprise Level Reporting with detailed transaction history



Next Day Funding into BankUnited DDA on Visa, MC, & Discover Transactions

Our Consultative Model Is Focused on Service and Communication



Sales Executive

Understands your business strategy and identifies solutions that can help address operational challenges while helping your business grow



Relationship Manager

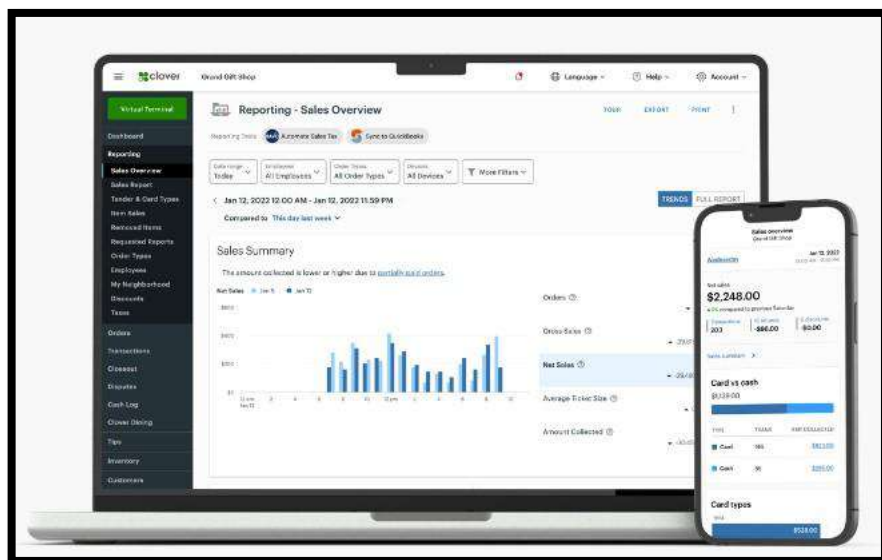
Dedicated point-of-contact who has ultimate responsibility for the relationship and who ensures ownership and accountability



Account Manager

Timely management of day-to-day operational needs administered by an assigned associate who understands your business

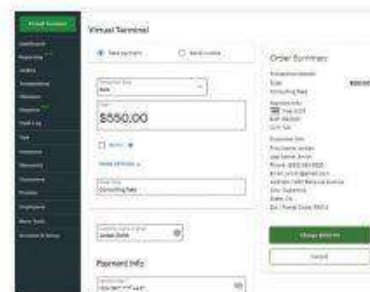
Solution – Clover Virtual Terminal



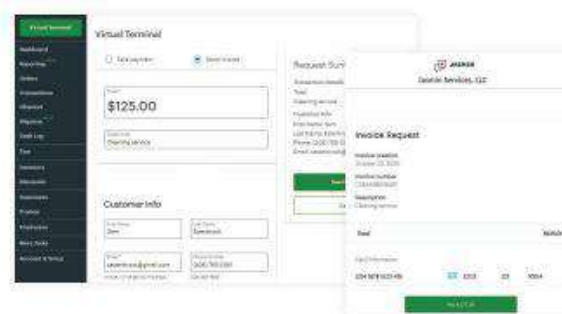
Convenience of accepting payments via phone, payment links, QR codes and tablet.

Take payments on your computer, tablet or smartphone

Virtual Terminal is included with your Clover service plan and can be accessed through your Clover Web Dashboard at no extra cost. Transactions are charged at the keyed-in rate.



Send payment requests. Send customer payment requests by email and allow them to pay you online.



Feature	Virtual Terminal
Payments	
Sales	✓
Authorization	✓
Verification	✓
Mail Order/Telephone Order (MOTO)	✓
Taxes	✓
Convenience Fee	✓
Tips	✓
Customer Search	✓
Customer Entry	✓
Card On File Support	✓
Mobile Browser Support	✓
Payment Requests/Invoicing	
Payment Request/Simple Invoicing	✓
Online Customer Payments Page	✓
Email Confirmations	✓
Management and Reporting	
Web and Mobile Dashboard	✓
Transaction Reporting	✓
Order-Based Reporting	✓
Graphical Reports	✓
Search Functions	✓
Export	✓
Fraud Prevention Features	
Two-Factor Authentication	✓
End-to-End Encryption With Tokenization	✓
Address Verification Service (AVS)	✓
Card Security Code (CVV2/CVC2/4DBC)	✓
Duplicate Transaction Checking	✓

Pricing – Flat Rate

Card Type	Flat Rate	Settlement/Transaction Fee
Visa/MC/Discover/Amex	2.70%	0.10¢ per transaction

Additional Fees	Fee Frequency	Rate
Application Fee	One Time	Waived
Early Termination Fee	One Time	\$500.00
Batch Fee	Per Occurrence	Waived
Clover Managed Security	Per Month	\$9.95
Platform Access Fee	Per Month	Waived
PCI Non-Compliance Fee - Per MID*	Per Month	\$59.95
ACH Reject Fee	Per Occurrence	Waived
Chargeback Fee	Per Occurrence	Waived
Clover Starter Software Plan	Per Month	Waived

**billed if merchant is not compliant*

Equipment/Solution	Fee Frequency	Rate
Clover Virtual Terminal	Monthly	Waived

A Future with BankUnited Merchant Services

BankUnited provides a better experience for your customers to help them make quicker and easier payments. Through our unmatched experience, innovative solutions, unparalleled capabilities, and vast reach, we provide you with the tools you need to succeed. By offering your customers the fast, convenient, secure payment options they demand, you can provide better service in all your markets, implement creative solutions to meet your needs and provide your customers greater conveniences as they pay for your services.

Terms and Conditions

- The term of the agreement will be for three (3) years.
- We reserve the right to modify this proposal based on changes in award scope, solution, terms, other client requirements, etc.
- This proposal is valid for thirty (30) days from date of initial receipt.
- Exclusivity required for all services as set forth in this proposal.
- Client will be set up on Flat Rate.

Contact Information

Susan V. Fasciano

Sales Executive

Enterprise Mid-Market

516-401-3227

susan.fasciano@fiserv.com

Jacqui Rudden

VP Treasury Solutions Consultant II

National HOA and Property Management

631-454-4708

JRudden@bankunited.com



fiserv.
Thank You.





BankUnited

Merchant Services Pre-Application

Business Legal Name: _____

DBA Name: _____

Business Address: _____

City: _____

State: _____ Zip: _____

Business Phone: _____

Email address: _____

Business Open Date: _____

Products/Services Sold: _____

Fed Tax ID: _____ Fed ID Month / Year Started: _____

Tax Filing Type? _____ (Sole Proprietor, Partnership, LLC, Corporation – Public or Private)

Total Gross Annual Sales: _____ Estimated Annual Credit Card Sales: _____

Estimated Average \$\$ Credit Card Individual Sale Amount: _____

Estimated Highest \$\$ Credit Card Individual Sale Amount: _____

Signor (Must be officer or controller of private Corp., member LLC, or individual only of sole proprietorship):

Signor/Owner Name: _____ Signor Title: _____

Signor Percentage ownership in company: _____ % Signor Social Security #: _____

Signor Date of Birth: _____ Signor Phone: _____

Signor Home Address: _____

City: _____ State: _____ Zip: _____

Deposit Bank Name (checking only):

Bank Name _____

Bank Account #: _____

Bank Routing #: _____

Products and Services

Please check products and services below that you think would help grow your business.

- Point of Sale System/Inventory Tracking/Employee Time Management
- PIN Debit/Contactless Payments/EMV Payments
- Mobile/Wireless Payment Acceptance
- Telecheck/Check Guaranty Services



Request and Take Payments With Clover Virtual Terminal

An easy and secure way to take payments without a POS device

Clover Virtual Terminal gives you the flexibility and convenience of processing payments – and refunds – wherever you happen to be. Clover Virtual Terminal is included as part of your Clover service plan. Just log in to your Clover Dashboard on your computer, tablet or smartphone and you're ready for business anytime, anywhere.



Convenient

Take card payments even if you don't have a Clover Point-of-Sale (POS) device or are away from it.



Fast and easy payments

Simply enter customer and credit or debit card information into your web browser.



Safe and Secure

We keep you PCI compliant and your data and your customer's data secure with end-to-end encryption.



No additional costs

There are no additional fees to use Virtual Terminal. Transactions are charged at the keyed-in rate.

Run your business from virtually anywhere

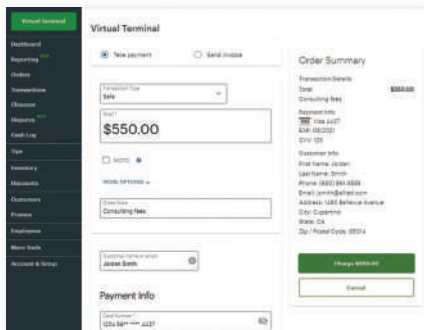
- Accept credit and debit card payments directly on a computer, tablet or smartphone.
- Request customer payments by email and allow customers to pay you online
- Take care of all incoming payments including in-store orders, mail orders and telephone orders
- Send digital receipts through email
- Securely store your regular customer's card information for faster transactions
- Protect against fraud with address verification service (AVS) and card verification value (CVV).

Virtual Terminal

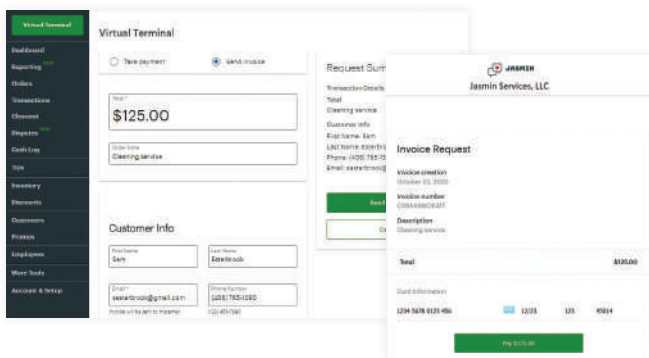


Take payments on your computer, tablet or smartphone

Clover Virtual Terminal is included with your Clover service plan and can be accessed through your Clover Web Dashboard at no extra cost. Transactions are charged at the keyed-in rate.



Send payment requests. Send customer payment requests by email and allow them to pay you online.



Feature	Virtual Terminal
Payments	
Sales	✓
Authorization	✓
Verification	✓
Mail Order/Telephone Order (MOTO)	✓
Taxes	✓
Convenience Fee	✓
Tips	✓
Customer Search	✓
Customer Entry	✓
Card On File Support	✓
Mobile Browser Support	✓
Payment Requests/Invoicing	
Payment Request/Simple Invoicing	✓
Online Customer Payments Page	✓
Email Confirmations	✓
Management and Reporting	
Web and Mobile Dashboard	✓
Transaction Reporting	✓
Order-Based Reporting	✓
Graphical Reports	✓
Search Functions	✓
Export	✓
Fraud Prevention Features	
Two-Factor Authentication	✓
End-to-End Encryption With Tokenization	✓
Address Verification Service (AVS)	✓
Card Security Code (CVV2/CVC2/4DBC)	✓
Duplicate Transaction Checking	✓



For more information, contact your Sales Executive.

Tab 8

06/02/2026



TOLL / REGENCY AERATION POWER

1280 EAST HARRISON ST., TAMPA, FLORIDA 33602

COPPERLINE ELECTRIC
9942 CURRIE DAVIS DRIVE SUITE E
TAMPA, FLORIDA 33619

Stephanie DeLuna
Rizzetta & Company
5020 W Linebaugh Ave
Suite 240
Tampa, FL 33624

Project: Toll / Regency Aeration Power

Subject: Electrical Proposal

Stephanie,

We are pleased to submit our proposal for the electrical scope on the above referenced project.

SECTION 1. SUMMARY OF WORK:

Electrical Scope of Work as follows:

- 1.1. Provide power to (2) pond aeration pump locations. Utilizing existing TECO handhole at lot line.
- 1.2. Excludes Traffic Control DOT Permit & Rerouting measures.
- 1.3. Excludes Directional boring.
- 1.4. Excludes permitting cost.
- 1.5. Excludes equipment concrete pads.
- 1.6. Excludes TECO coordination; power shutdown, utility tie-in.

SECTION 2. RFP DOCUMENTS:

Per the following documents received from Stephanie DeLuna:

(Toll_Aeration.pdf)

(Copperline Location Exhibit.pdf)

(Waterset South CDD Pond #28.pdf)

SECTION 3. BASE BID PRICING

Base Bid Electrical Services – Tract “D-3”	\$11,127.00
Base Bid Electrical Services – Lot 9, Black 34	\$11,127.00

Copperline Electric, Inc. thanks you for the opportunity to present this proposal and trust that it meets with your approval.

Sincerely,

Taylor Johnson
Senior Project Manager
Copperline Electric, Inc.

Amanda King

Amanda King
Amanda King (Jun 5, 2025 17:43:53 EDT)








Copperline Proposal - Waterset South Pond Aeration Pump Power - 06-02-2026 (002)

Final Audit Report

2026-06-05

Created:	2026-06-05
By:	Stephanie DeLuna (sdeluna@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgFvtS-raVrmGzsTvCjkM5F4ow3ROyZja

"Copperline Proposal - Waterset South Pond Aeration Pump Power - 06-02-2026 (002)" History

-  Document created by Stephanie DeLuna (sdeluna@rizzetta.com)
2026-06-05 - 9:33:37 PM GMT
-  Document emailed to Amanda King (amanda.king@brookfieldrp.com) for signature
2026-06-05 - 9:33:41 PM GMT
-  Email viewed by Amanda King (amanda.king@brookfieldrp.com)
2026-06-05 - 9:33:44 PM GMT
-  Document e-signed by Amanda King (amanda.king@brookfieldrp.com)
Signature Date: 2026-06-05 - 9:43:53 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-06-05 - 9:43:53 PM GMT

Tab 9

Upon recording, this instrument should be returned to:

Alyssa Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT
FOR AERATOR-RELATED IMPROVEMENTS**

THIS ACCESS AND MAINTENANCE EASEMENT AGREEMENT (the “**Easement Agreement**”) is made this ____ day of June, 2026 by **REGENCY AT WATERSET COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 2870 Scherer Drive North, Suite 100, St. Petersburg, Florida 33716 (“**Grantor**”) in favor of **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33544 (“**District**”) (District and Grantor are sometimes together referred to herein as the “**Parties**”).

WITNESSETH:

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to operate and maintain certain systems, facilities, and infrastructure improvements within or without the boundaries of the District, including but not limited to lake aerator improvements; and

WHEREAS, Grantor is the owner in fee simple of certain real property located in Hillsborough County, Florida, lying within the boundaries of the District, more particularly described on **Exhibit A**, attached hereto and by this reference incorporated herein (the “**Easement Area**”); and

WHEREAS, for the benefit of the District and its landowners and residents, the District desires to have the right to maintain improvement pertaining to electrical improvements located within the Easement Area (collectively, the “**Improvements**”) necessary for operation of lake aerator related improvements located within the District’s adjacent property; and

WHEREAS, on the terms and conditions more particularly set forth herein, Grantor agrees to grant to the District a perpetual, non-exclusive easement over the Easement Area to the District in order to allow the District to access the Easement Area in order to access and maintain the Improvements located thereupon.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants of the Parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **Grant of Perpetual Non-Exclusive Easement.** Grantor hereby grants to the District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive access and maintenance easement over, upon, under, through, and across the Easement Area for ingress, egress, and access for the sole purpose of maintaining and repairing the Improvements located thereupon. The District shall use all due care to protect the Easement Area and adjoining property from damage resulting from the District's use of same. Except in the case of an emergency, the District shall provide Grantor with at least forty-eight (48) hours' prior written notice before entering the Easement Area, and such entry shall occur only during reasonable business hours.

3. **Right to Use.** Grantor shall have the right to use the Easement Area for any purpose which is not inconsistent, or unreasonably interferes with, the rights herein afforded to the District. Without limiting the foregoing, Grantor reserves the right to construct, maintain, and operate improvements on the Easement Area, including but not limited to landscaping, fencing, irrigation systems, and utilities, provided such improvements do not materially interfere with the District's access to and maintenance of the Improvements.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of the District and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Repair and Restoration Obligations.** The District shall, at its sole cost and expense, promptly repair any damage to the Easement Area or any improvements thereon, including but not limited to landscaping, irrigation systems, fencing, driveways, sidewalks, and utilities, caused by the District's access to or maintenance of the Improvements. Upon completion of any work within the Easement Area, the District shall restore the Easement Area to substantially the same condition as existed prior to such work. Any such damage caused to the Easement Area or adjoining property shall be repaired at the sole expense of the District.

6. **Insurance.** The District shall, at its sole cost and expense, maintain public general liability insurance with coverage limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate. Upon request, the District shall provide Grantor with certificates of insurance evidencing such coverage.

7. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors in interest to the Easement Area.

8. **Default.** A default by any party under this Easement Agreement which continues for thirty (30) days following the defaulting party's receipt of written notice thereof from the non-defaulting party shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. **Enforcement of Agreement.** In the event that either the District or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. **Non-Interference with Development.** The District acknowledges that Grantor is engaged in the development of property within and adjacent to the Easement Area. The District's exercise of its rights under this Easement Agreement shall not unreasonably interfere with Grantor's development, construction, marketing, or sales activities. If the District's activities would unreasonably interfere with Grantor's development, construction, marketing, or sales activities, the District shall coordinate with Grantor in good faith to schedule such activities at times that minimize disruption to Grantor.

11. **Notices.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the Grantor: Regency at Waterset Community Association, Inc.
2870 Scherer Drive North, Suite 100
St. Petersburg, Florida 33716
Attn: Legal Department

To the District: Waterset South Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33544
Attention: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If

any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Grantor may deliver any notice on behalf of the District and Grantor.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent the District from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor, provided that the District shall remain liable for the performance of such obligations and the acts of such third party.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Hillsborough County, Florida.

11. **Public Records.** Grantor understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.


[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor and the District caused this Access and Maintenance Easement Agreement to be executed, effective as of the day and year first written above.

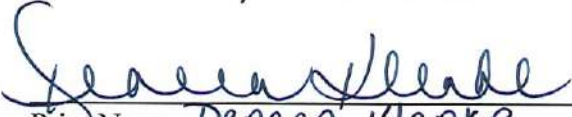
WITNESSES:

Signed, sealed and delivered in the presence of:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

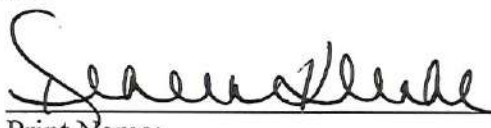

Print Name: Len Jaffe
Address: 3162 S Falkenburg Rd.
Riverview, FL 33578


Chairperson, Board of Supervisors


Print Name: Deneen Klenke
Address: 3162 S Falkenburg Rd.
Riverview, FL 33578

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2026, by Amanda King, as Chairperson of the Board of Supervisors of Waterset South Community Development District, for and on behalf of the District. She is personally known to me or produced _____ as identification.


Print Name: _____
Notary Public, State of Florida

DENEEN KLENKE
Notary Public, State of Florida
My Comm Expires Sep 26, 2026
No HH 316433

WITNESSES:

Signed, sealed and delivered
in the presence of:

GRANTOR:

**REGENCY AT WATERSET
COMMUNITY ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Print Name: _____
Address: _____

Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of June, 2026, by _____, as _____ of Regency at Waterset Community Association, Inc., a Florida not-for-profit corporation, on its behalf. S/He is personally known to me or produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A

DESCRIPTION OF THE EASEMENT AREA

**WATERSET WOLF CREEK PHASE B
TRACT "D-3" ELECTRIC UTILITY EASEMENT**

DESCRIPTION: That part of TRACT "D-3" (HOA) Open Space and Landscape Area, according to the plat of WATERSET WOLF CREEK PHASE B, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said TRACT "D-3", for the **POINT OF BEGINNING**; run thence along the North boundary of said TRACT "D-3", N.70°50'00"E., 120.00 feet to the Northeast corner of said TRACT "D-3"; thence along the East boundary of said TRACT "D-3", S.19°10'00"E., 5.00 feet; thence along a line lying 5.00 feet South of and parallel with the aforesaid North boundary of TRACT "D-3", S.70°50'00"W., 120.00 feet to a point on the West boundary of said TRACT "D-3"; thence along said West boundary of TRACT "D-3", N.19°10'00"W., 5.00 feet to the **POINT OF BEGINNING**.

Containing 0.014 acres, more or less.

AMI-WSN-WS-181

P:\Waterset\Wolf Creek\Description\Phase B EPE\WSET-WOLF-CREEK-B-EPE_D3 DS.docx

RCE

May 19, 2026

Closure = EAST , 0.0000

**WATERSET WOLF CREEK PHASE B
TRACT "D-3" ELECTRIC UTILITY EASEMENT**

DESCRIPTION: That part of TRACT "D-3" (HOA) Open Space and Landscape Area, according to the plat of WATERSET WOLF CREEK PHASE B, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said TRACT "D-3", for the **POINT OF BEGINNING**; run thence along the North boundary of said TRACT "D-3", N.70°50'00"E., 120.00 feet to the Northeast corner of said TRACT "D-3"; thence along the East boundary of said TRACT "D-3", S.19°10'00"E., 5.00 feet; thence along a line lying 5.00 feet South of and parallel with the aforesaid North boundary of TRACT "D-3", S.70°50'00"W., 120.00 feet to a point on the West boundary of said TRACT "D-3"; thence along said West boundary of TRACT "D-3", N.19°10'00"W., 5.00 feet to the **POINT OF BEGINNING**.

Containing 0.014 acres, more or less.

BASIS OF BEARINGS

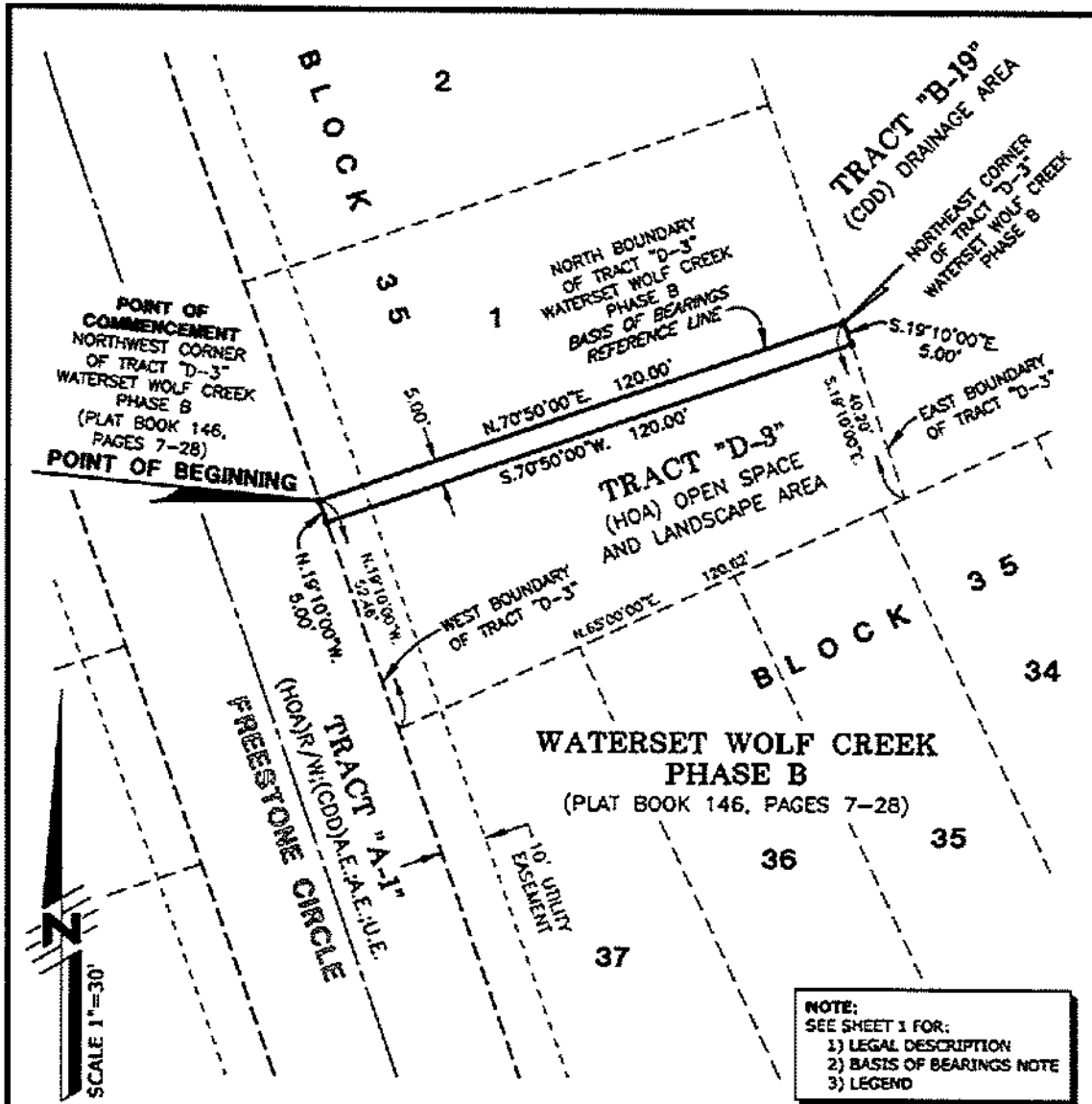
The North boundary of TRACT "D-3" (HOA) Open Space and Landscape Area, according to the plat of WATERSET WOLF CREEK PHASE B, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, has a Grid bearing of N.70°50'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (HOA) - Homeowners Association
2. (CDD) - Waterset South Community Development District
3. R/W - Right-of-way
4. A.E. - Access Easement
5. U.E. - Utility Easement

**WATERSET WOLF CREEK PHASE B
TRACT "D-3" ELECTRIC UTILITY EASEMENT**

				Prepared For: NNP-SOUTHBEND II, LLC												
				DESCRIPTION SKETCH (Not a Survey) Digitally signed by Arthur W Merritt Date: 2026.05.26 15:20:22 -04'00'												
				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200												
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				Drawn: RCE Checked: JLS Order No.: AM-MSP-WS-101 Date: 05/18/26 Desc: WSET-WOLF-CREEK-B-EPE_03.dwg File Path: \\fls01\amerritt\user\Draw\Description\Phase B DTE												
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF AN AUTHORIZED SURVEYOR AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER				SECTION 27, TOWNSHIP 31 SOUTH, RANGE 19 EAST												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 65%;">Description</th> <th style="width: 20%;">Drawn</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="4" style="text-align: center;">SHEET NO. 1 OF 2 SHEETS</td> </tr> </tbody> </table>					No.	Date	Description	Drawn	REVISIONS				SHEET NO. 1 OF 2 SHEETS			
No.	Date	Description	Drawn													
REVISIONS																
SHEET NO. 1 OF 2 SHEETS																



NOTE:
 SEE SHEET 1 FOR:
 1) LEGAL DESCRIPTION
 2) BASIS OF BEARINGS NOTE
 3) LEGEND

**WATERSET WOLF CREEK PHASE B
 TRACT "D-3" ELECTRIC UTILITY EASEMENT**

Prepared For: NNP-SOUTHBEND II, LLC		DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LC7779 3010 W. Acacia Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-9230									
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL		Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Order No: RCE Check # 45 Order No: and 4529-05-181 Date: 05/16/26 Drawn: WSET-WOLF-CREEK-B-EPE_D3.dwg File Path: \\merritt\work\2026\WSET-WOLF-CREEK-B-EPE_D3.dwg SECTION 27, TOWNSHIP 31 SOUTH, RANGE 18 EAST									
<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Drawn</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align:center">REVISIONS</td> </tr> </tbody> </table>		No.	Date	Description	Drawn	REVISIONS				SHEET NO. 2 OF 2 SHEETS			
No.	Date	Description	Drawn										
REVISIONS													

Upon recording, this instrument should be returned to:

Alyssa Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT
FOR AERATOR-RELATED IMPROVEMENTS**

THIS ACCESS AND MAINTENANCE EASEMENT AGREEMENT (the “Easement Agreement”) is made this ____ day of June, 2026 by **TOLL SOUTHEAST INC.**, a Delaware corporation, whose address is 1140 Virginia Drive, Fort Washington, Pennsylvania 19034 (“Grantor”) in favor of **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33544 (“District”) (District and Grantor are sometimes together referred to herein as the “Parties”).

WITNESSETH:

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to operate and maintain certain systems, facilities, and infrastructure improvements within or without the boundaries of the District, including but not limited to lake aerator improvements; and

WHEREAS, Grantor is the owner in fee simple of certain real property located in Hillsborough County, Florida, lying within the boundaries of the District, more particularly described on **Exhibit A**, attached hereto and by this reference incorporated herein (the “Easement Area”); and

WHEREAS, for the benefit of the District and its landowners and residents, the District desires to have the right to maintain improvement pertaining to electrical improvements located within the Easement Area (collectively, the “Improvements”) necessary for operation of lake aerator related improvements located within the District’s adjacent property; and

WHEREAS, on the terms and conditions more particularly set forth herein, Grantor agrees to grant to the District a perpetual, non-exclusive easement over the Easement Area to the District in order to allow the District to access the Easement Area in order to access and maintain the Improvements located thereupon.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants of the Parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **Grant of Perpetual Non-Exclusive Easement.** Grantor hereby grants to the District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive access and maintenance easement over, upon, under, through, and across the Easement Area for ingress, egress, and access for the sole purpose of maintaining and repairing the Improvements located thereupon. The District shall use all due care to protect the Easement Area and adjoining property from damage resulting from the District's use of same. Except in the case of an emergency, the District shall provide Grantor with at least forty-eight (48) hours' prior written notice before entering the Easement Area, and such entry shall occur only during reasonable business hours.

3. **Right to Use.** Grantor shall have the right to use the Easement Area for any purpose which is not inconsistent, or unreasonably interferes with, the rights herein afforded to the District. Without limiting the foregoing, Grantor reserves the right to construct, maintain, and operate improvements on the Easement Area, including but not limited to landscaping, fencing, irrigation systems, and utilities, provided such improvements do not materially interfere with the District's access to and maintenance of the Improvements.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of the District and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Repair and Restoration Obligations.** The District shall, at its sole cost and expense, promptly repair any damage to the Easement Area or any improvements thereon, including but not limited to landscaping, irrigation systems, fencing, driveways, sidewalks, and utilities, caused by the District's access to or maintenance of the Improvements. Upon completion of any work within the Easement Area, the District shall restore the Easement Area to substantially the same condition as existed prior to such work. Any such damage caused to the Easement Area or adjoining property shall be repaired at the sole expense of the District.

6. **Insurance.** The District shall, at its sole cost and expense, maintain public general liability insurance with coverage limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate. Upon request, the District shall provide Grantor with certificates of insurance evidencing such coverage.

7. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors in interest to the Easement Area.

8. **Default.** A default by any party under this Easement Agreement which continues for thirty (30) days following the defaulting party's receipt of written notice thereof from the non-defaulting party shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. **Enforcement of Agreement.** In the event that either the District or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. **Non-Interference with Development.** The District acknowledges that Grantor is engaged in the development of property within and adjacent to the Easement Area. The District's exercise of its rights under this Easement Agreement shall not unreasonably interfere with Grantor's development, construction, marketing, or sales activities. If the District's activities would unreasonably interfere with Grantor's development, construction, marketing, or sales activities, the District shall coordinate with Grantor in good faith to schedule such activities at times that minimize disruption to Grantor.

11. **Notices.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the Grantor: Toll Southeast Inc.
1140 Virginia Drive
Fort Washington, Pennsylvania 19034
Attn: Legal Department

To the District: Waterset South Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33544
Attention: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If

any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Grantor may deliver any notice on behalf of the District and Grantor.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent the District from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor, provided that the District shall remain liable for the performance of such obligations and the acts of such third party.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Hillsborough County, Florida.

11. **Public Records.** Grantor understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor and the District caused this Access and Maintenance Easement Agreement to be executed, effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered in the presence of:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

Henry Maloney
Print Name: Henry Maloney
Address: _____

[Signature]
Chairperson, Board of Supervisors

Diana Jamie Tedder
Print Name: Diana Jamie Tedder
Address: 3162 S Falkenberg Rd
Riverview FL 33578

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of June, 2026, by Amanda King, as Chairperson of the Board of Supervisors of Waterset South Community Development District, for and on behalf of the District. She is personally known to me or produced _____ as identification.

Diana Jamie Tedder
Print Name: _____
Notary Public, State of Florida

Diana Jamie Tedder
Comm: HH 586842
Expires: Aug. 26, 2028
Notary Public - State of Florida

WITNESSES:

Signed, sealed and delivered
in the presence of:

GRANTOR:

TOLL SOUTHEAST INC.,
a Delaware corporation

Print Name: _____
Address: _____

Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of June, 2026, by _____, as _____ of Toli Southeast Inc., a Delaware corporation, on its behalf. S/He is personally known to me or produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A

DESCRIPTION OF THE EASEMENT AREA

**WATERSET WOLF CREEK PHASE B
LOT 9, BLOCK 34, ELECTRIC UTILITY EASEMENT**

DESCRIPTION: That part of Lot 9, Block 34, according to the plat of WATERSET WOLF CREEK PHASE B, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 9, for the **POINT OF BEGINNING**; run thence along the North boundary of said Lot 9, N.86°47'00"E., 121.00 feet to the Northeast corner of said Lot 9; thence along the East boundary of said Lot 9, S.00°49'48"E., 3.00 feet; thence along a line lying 3.00 feet South of and parallel with the aforesaid North boundary of Lot 9, S.86°47'00"W., 120.88 feet to a point on a curve on the West boundary of said Lot 9; thence along said West boundary of Lot 9, Northerly, 3.00 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 00°19'39" (chord bearing N.03°03'11"W., 3.00 feet) to the **POINT OF BEGINNING**.

Containing 0.008 acres, more or less.

AMI-WSN-WS-181

P:\Waterset\Wolf Creek\Description\Phase B EPE\WSET-WOLF-CREEK-B-EPE_L9_B34 DS - Copy.docx

RCE

May 19, 2026

Closure = S.51°14'57"W. , 0.0045

**WATERSET WOLF CREEK PHASE B
LOT 9, BLOCK 34, ELECTRIC UTILITY EASEMENT**

DESCRIPTION: That part of Lot 9, Block 34, according to the plat of WATERSET WOLF CREEK PHASE B, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 9, for the **POINT OF BEGINNING**; run thence along the North boundary of said Lot 9, N.86°47'00"E., 121.00 feet to the Northeast corner of said Lot 9; thence along the East boundary of said Lot 9, S.00°49'48"E., 3.00 feet; thence along a line lying 3.00 feet South of and parallel with the aforesaid North boundary of Lot 9, S.86°47'00"W., 120.88 feet to a point on a curve on the West boundary of said Lot 9; thence along said West boundary of Lot 9, Northerly, 3.00 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 00°19'39" (chord bearing N.03°03'11"W., 3.00 feet) to the **POINT OF BEGINNING**.

Containing 0.008 acres, more or less.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
121	525.00	06°22'00"	58.34	58.31	N.00°02'00"W.
601	525.00	00°19'39"	3.00	3.00	N.03°03'11"W.

BASIS OF BEARINGS

The North boundary of Lot 9, Block 34, according to the plat of WATERSET WOLF CREEK PHASE B, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida, has a Grid bearing of N.86°47'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

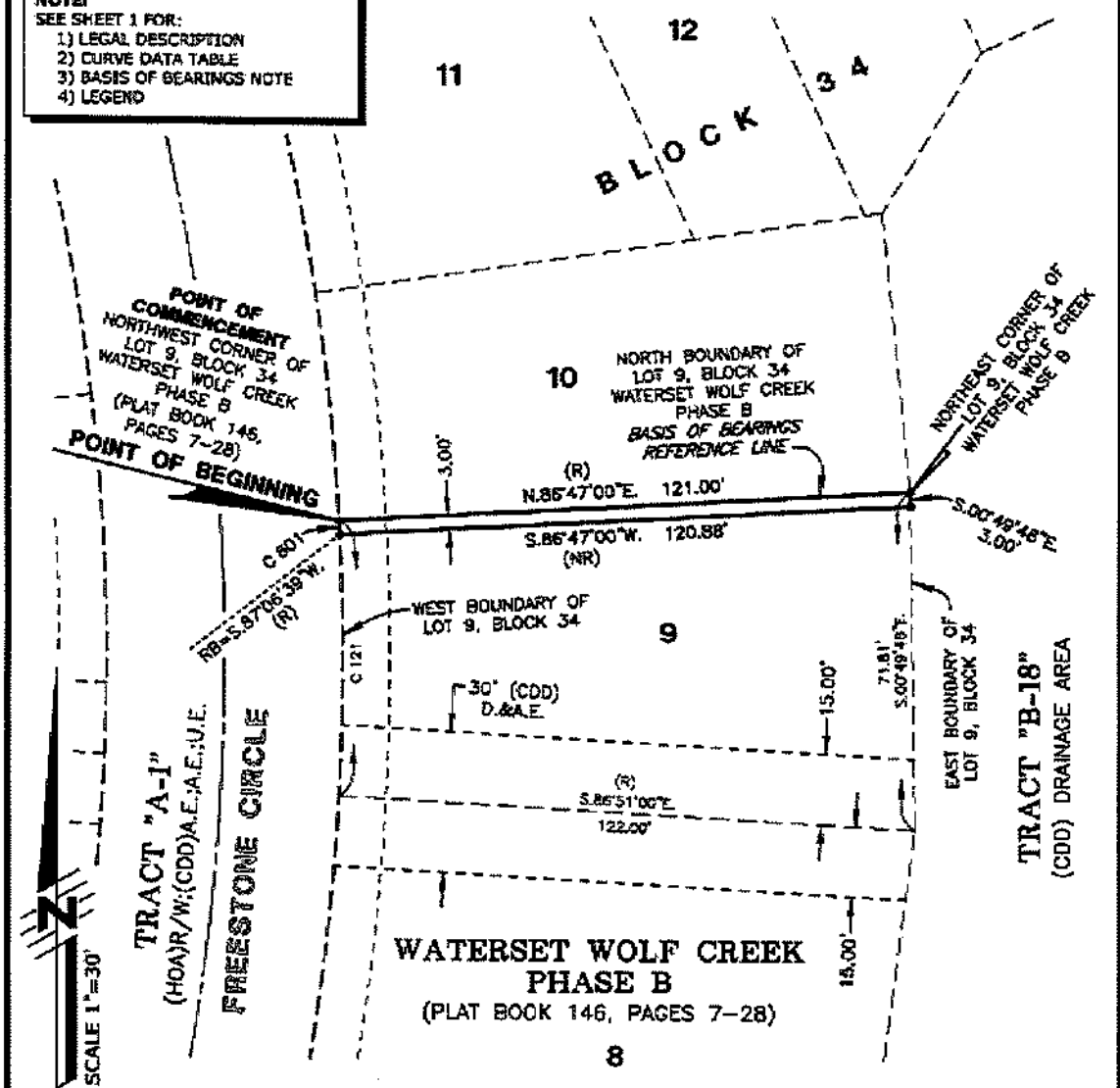
1. (R) - Indicates radial line
2. (NR) - Indicates non-radial line
3. RB - Reference Bearing
4. (HOA) - Homeowners Association
5. (CDD) - Waterset South Community Development District
6. R/W - Right-of-way
7. A.E. - Access Easement
8. U.E. - Utility Easement
9. D.&A.E. - Drainage and Access Easement

**WATERSET WOLF CREEK PHASE B
LOT 9, BLOCK 34, ELECTRIC UTILITY EASEMENT**

		Prepared For: NNP-SOUTHBEND II, LLC	
		DESCRIPTION SKETCH (Not a Survey) Digitally signed by Arthur W Merritt Date: 2026.05.26 15:19:32 -04'00'	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Arcele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-9200
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 1 OF 2 SHEETS			
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Dwn: RCE Checked: JLS Order No.: AM-MB-NS-181 Dwn: 05/18/26 Dwg: WSET-WOLF-CREEK-B-EPE_L9_RM4.dwg File Path: P:\Projects\Water\Draws\Sheet\Wset\Wset.dwg SECTION 27, TOWNSHIP 31 SOUTH, RANGE 19 EAST	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SIGNED SEAL OF AN AUTHORIZED SURVEYOR AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

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



**WATERSET WOLF CREEK PHASE B
 LOT 9, BLOCK 34. ELECTRIC UTILITY EASEMENT**

Prepared For: NNP-SOUTHBEND II, LLC			
DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7770 3010 W. Azcoke Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL		Drawn: RCE Checked: JLS Delin. Map. Act. #WSB-MS-101	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4488		Date: 03/18/20 Drawn: WSET-WOLF-CREEK-B-EPE_L9_BLOCK-9.dwg	
REVISIONS		By: PLS: <i>[Signature]</i> Date: 03/18/20	
SHEET NO. 2 OF 2 SHEETS		SECTION 27, TOWNSHIP 31 SOUTH, RANGE 10 EAST	

Tab 10

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office – 2700 S. Falkenburg Drive., Suite 2745, Riverview, FL 33579
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.watersetsouthcdd.org

Waterset South CDD is in search of New Board Members.

A community development District (CDD) is a local, special-purpose government framework authorized by Chapter 190 of the Florida Statutes as amended, and is an alternative to municipal incorporation for managing and financing infrastructure required to support development of a community.

Would you like to serve on a CDD board?

Board Member Candidacy information

In regards to Supervisor Seats Elected by Qualified Electors:

- All candidates seeking election to office shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a “qualified elector” of the District, as defined in Section 190.003, Florida Statutes.
- All candidates seeking appointment to fill an office vacancy must be a “qualified elector” of the District, as defined in Section 190.003, Florida Statutes

A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections.

Per Fla. Stat. 97.041, the qualifications to register or vote are as follows:

(1)(a) A person may become a registered voter only if that person:

1. Is at least 18 years of age;
2. Is a citizen of the United States;
3. Is a legal resident of the State of Florida;
4. Is a legal resident of the county in which that person seeks to be registered; and live within the boundaries of the CDD.

For more information please visit:

<https://www.votehillsborough.gov/CANDIDATES/Candidate-FAQ>

Please send all Candidate Request Forms to the Waterset
South District Manager Stephanie DeLuna at

sdeluna@rizzetta.com .

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office – 2700 S. Falkenburg Drive., Suite 2745, Riverview, FL 33579
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.watersetsouthcdd.org

I, _____ (Name of Candidate),
candidate for the office of Supervisor of the Board of Supervisors for the
Waterset South Community Development District, swear or affirm that I am:

- at least 18 years of age;
- a citizen of the United States;
- a legal resident of the State of Florida;
- a legal resident of the District; and
- am registered to vote with the Hillsborough County Supervisor of Elections.

The foregoing SWORN STATEMENT is dated this _____, 20__.

Signature of Candidate
Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization this _____, 2026, by
_____, who is personally known to me or who has produced
_____ as identification.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Tab 11

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this _____ day of _____, 2026, by and between:

Waterset South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hillsborough County, Florida ("**District**"), and

NNP-Southbend II, LLC, a Delaware limited liability company and a landowner in the District ("**Developer**") with an address of 3162 South Falkenburg Road, Riverview, Florida 33578.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027 Budget**”), and has levied and imposed operations and maintenance assessments (“**O&M Assessments**”) on lands within the District to fund a portion of the FY 2026/2027 Budget; and

WHEREAS, this Fiscal Year 2026/2027 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, in lieu of levying additional O&M Assessments, the Developer has agreed to provide additional funds to cover the cost of the Fiscal Year 2026/2027 Budget as categorized as Developer Contributions to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any additional non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2026/2027 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property it owns within the area described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2026/2027 Budget" in the public records of Hillsborough County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2026/2027 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any portion of the Property described in **Exhibit A** prior to or after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person

or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**Waterset South Community
Development District**

Secretary / Assistant Secretary

By: _____
Its: _____

**NNP-Southbend II, LLC,
a Delaware limited liability company**

Witness

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2026/2027 Budget

EXHIBIT A

Property Description

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

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

Containing 784.046 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(School Site)

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

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

Containing 25.166 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL 1 [PHASE E])

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

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

Containing 41.326 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(EXPANSION PARCEL 2 [PHASE I])

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

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

Containing 69.411 acres, more or less.

ALTOGETHER containing 869.617 acres, more or less.

EXHIBIT B

Fiscal Year 2026/2027 Budget

Tab 12

Adopted Proposed Budget
Waterset South Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	<i>Special Assessments</i>							
5	Tax Roll*	\$ 1,430,534	\$ 1,430,534	\$ 1,418,567	\$ 11,967	\$ 1,950,425	\$ 531,858	
6	Off Roll*	\$ 178,148	\$ 305,397	\$ 178,147	\$ 127,250	\$ -	\$ (178,147)	
7								
8	Assessment Revenue Subtotal	\$ 1,608,682	\$ 1,735,931	\$ 1,596,714	\$ 139,217	\$ 1,950,425	\$ 353,711	
9								
10	OTHER REVENUES							
11	Rental Revenue	\$ -	\$ -	\$ 15,000	\$ (15,000)	\$ 6,000	\$ (9,000)	
12	<i>Contributions & Donations from Private Sources</i>							
13	Developer Contributions	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ 42,485	\$ 22,485	
14								
15	Other Revenue Subtotal	\$ -	\$ -	\$ 35,000	\$ (35,000)	\$ 48,485	\$ 13,485	
16								
17	TOTAL REVENUES	\$ 1,608,682	\$ 1,735,931	\$ 1,631,714	\$ 104,217	\$ 1,998,910	\$ 367,196	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	<i>Legislative</i>							

Adopted Proposed Budget
Waterset South Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
23	Supervisor Fees	\$ 3,000	\$ 5,143	\$ 4,800	\$ (343)	\$ 12,000	\$ 7,200
24	Financial & Administrative						
25	Accounting Services	\$ 12,476	\$ 21,387	\$ 21,388	\$ 1	\$ 21,388	\$ -
26	Administrative Services	\$ 2,729	\$ 4,678	\$ 4,678	\$ (0)	\$ 4,678	\$ -
27	Arbitrage Rebate Calculation	\$ 1,500	\$ 1,500	\$ 500	\$ (1,000)	\$ 500	\$ -
28	Assessment Roll	\$ 5,570	\$ 5,570	\$ 5,570	\$ -	\$ 5,570	\$ -
29	Auditing Services	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,525	\$ 25
30	Disclosure Report	\$ 4,083	\$ 6,999	\$ 5,000	\$ (1,999)	\$ 6,000	\$ 1,000
31	District Engineer	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 15,000	\$ 7,500
32	District Management	\$ 13,818	\$ 23,688	\$ 23,393	\$ (295)	\$ 23,393	\$ -
33	Dues, Licenses & Fees	\$ 175	\$ 300	\$ 175	\$ (125)	\$ 175	\$ -
34	Financial & Revenue Collections	\$ 2,340	\$ 4,011	\$ 4,010	\$ (1)	\$ 5,210	\$ 1,200
35	Legal Advertising	\$ 2,159	\$ 3,701	\$ 5,000	\$ 1,299	\$ 5,000	\$ -
36	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 2,500	\$ 2,000
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500
38	Public Officials Liability Insurance	\$ 2,580	\$ 2,580	\$ 3,000	\$ 420	\$ 3,467	\$ 467
39	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -
40	Trustees Fees	\$ 8,512	\$ 8,512	\$ 5,000	\$ (3,512)	\$ 9,000	\$ 4,000
41	Website Hosting, Maintenance, Backup & Email	\$ 2,972	\$ 5,095	\$ 5,000	\$ (95)	\$ 5,895	\$ 895
42	Legal Counsel						
43	District Counsel	\$ 17,446	\$ 29,907	\$ 30,000	\$ 93	\$ 40,000	\$ 10,000
44							

Adopted Proposed Budget
Waterset South Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
45	Administrative Subtotal	\$ 79,360	\$ 123,073	\$ 129,764	\$ 6,691	\$ 164,551	\$ 34,787
46							
47	EXPENDITURES - FIELD OPERATIONS						
48							
49	<i>Electric Utility Services</i>						
50	Utility Services	\$ 21,819	\$ 37,404	\$ 4,000	\$ (33,404)	\$ 39,140	\$ 35,140
51	Utility - Street Lights	\$ 12,164	\$ 20,853	\$ 15,000	\$ (5,853)	\$ 30,000	\$ 15,000
52	<i>Water-Sewer Combination Services</i>						
53	Utility - Gas	\$ 25,391	\$ 43,528	\$ -	\$ -	\$ 43,800	
	Utility - Water					\$ 30,000	
54	Utility - Reclaimed	\$ 4,667	\$ 8,001	\$ 8,000	\$ (1)	\$ 10,000	\$ 2,000
55	<i>Stormwater Control</i>						
56	Aquatic Maintenance	\$ 40,833	\$ 69,999	\$ 70,000	\$ 1	\$ 98,000	\$ 28,000
57	Stormwater System Maintenance and Repair	\$ 14,584	\$ 25,001	\$ 25,000	\$ (1)	\$ 30,000	\$ 5,000
58	<i>Other Physical Environment</i>						
59	Dog Waste Stations & Trash	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
60	General Liability Insurance	\$ 3,152	\$ 3,152	\$ 4,500	\$ 1,348	\$ 4,568	\$ 68
61	Irrigation Maintenance	\$ 33,201	\$ 56,916	\$ 65,000	\$ 8,084	\$ 65,000	\$ -
62	Irrigation Repairs	\$ 13,737	\$ 23,549	\$ 5,000	\$ (18,549)	\$ 15,000	\$ 10,000
63	Landscape Inspections	\$ 6,300	\$ 10,800	\$ 10,800	\$ -	\$ 12,000	\$ 1,200
64	Landscape Maintenance	\$ 273,319	\$ 468,547	\$ 535,000	\$ 66,453	\$ 585,000	\$ 50,000
65	Tree and Shrub Replacement	\$ 10,407	\$ 17,841	\$ 14,750	\$ (3,091)	\$ 66,000	\$ 51,250

Adopted Proposed Budget
Waterset South Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
66	Mulch	\$ 46,800	\$ 80,229	\$ 80,000	\$ (229)	\$ 90,100	\$ 10,100
67	Insurance/ Public Officials	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 3,467	\$ (1,533)
68	Contingency						
69	Hurricane/Storm Cleanup Contingency	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 45,000	\$ 15,000
70	Miscellaneous Contingency	\$ 19,559	\$ 33,530	\$ 100,000	\$ 66,470	\$ 52,591	\$ (47,409)
71							
72	Field Operations Subtotal	\$ 525,933	\$ 899,349	\$ 979,550	\$ 123,729	\$ 1,227,166	\$ 173,816
73							
74	EXPENDITURES - PARKS & RECREATION						
75							
76	Parks & Recreation (Common Area)						
77	Management Contract	\$ 112,071	\$ 192,122	\$ 330,000	\$ 137,878	\$ 338,763	\$ 8,763
78							
79	Parks & Recreation (Founder's Club)						
80	Access Control Maintenance & Repair	\$ 1,002	\$ 1,718	\$ 2,000	\$ 282	\$ 2,000	\$ -
81	Clubhouse Facility Janitorial Supplies	\$ 3,493	\$ 5,988	\$ 2,500	\$ (3,488)	\$ 6,000	\$ 3,500
82	Clubhouse Janitorial Services	\$ 9,856	\$ 16,896	\$ 8,000	\$ (8,896)	\$ 28,000	\$ 20,000
83	Computer Support, Maintenance & Repair	\$ 2,979	\$ 5,107	\$ 750	\$ (4,357)	\$ 1,500	\$ 750
84	Egis Insurance - Property	\$ 22,024	\$ 37,755	\$ 50,000	\$ 12,245	\$ 32,250	\$ (17,750)
85	Equipment Lease	\$ -	\$ -		\$ -		\$ -
86	Facility A/C & Heating Maintenance & Repair	\$ 1,352	\$ 2,318	\$ 3,000	\$ 682	\$ 3,000	\$ -
87	Facility Supplies	\$ 1,194	\$ 2,047	\$ 3,000	\$ 953	\$ 3,000	\$ -

Adopted Proposed Budget
Waterset South Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
88	Fitness Equipment Maintenance & Repairs	\$ 295	\$ 506	\$ 600	\$ 94	\$ 2,000	\$ 1,400
89	Irrigation Maintenance		\$ -	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
90	Landscape Maintenance	\$ 3,079	\$ 5,278	\$ 30,000	\$ 24,722	\$ 35,000	\$ 5,000
91	Maintenance & Repairs	\$ 3,191	\$ 5,470	\$ 5,000	\$ (470)	\$ 5,000	\$ -
92	Office Supplies	\$ 989	\$ 1,695	\$ 200	\$ (1,495)	\$ 1,200	\$ 1,000
93	Pest Control	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,580	\$ 380
94	Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
95	Pool Permit	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ -
96	Pool Repair	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 5,000	\$ 3,000
97	Pool Service Contract	\$ 13,300	\$ 22,800	\$ 18,000	\$ (4,800)	\$ 46,500	\$ 28,500
98	Security System Monitoring & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 10,000	\$ 8,000
99	TECO Electric Power	\$ -	\$ -	\$ 36,000	\$ 36,000	\$ 48,000	\$ 12,000
100	TECO Parking Lots	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -
101	Telephone Fax, Internet	\$ 917	\$ 1,572	\$ 3,600	\$ 2,028	\$ 3,600	\$ -
102	Tennis Court Maintenance & Supplies	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 5,000	\$ 4,000
103	Tennis/Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 1,500	\$ 1,000
104	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 2,000	\$ 500
105	Utility Vehicle Maintenance & Repairs	\$ -	\$ -	\$ 250	\$ 250	\$ 5,000	\$ 4,750
106							
107	Parks & Recreation Subtotal	\$ 175,742	\$ 301,272	\$ 522,400	\$ 221,128	\$ 607,193	\$ 84,793
108							
109	TOTAL EXPENDITURES	\$ 781,035	\$ 1,323,694	\$ 1,631,714	\$ 351,548	\$ 1,998,910	\$ 293,396

Adopted Proposed Budget
Waterset South Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
110							
111	EXCESS OF REVENUES OVER EXPENDITURES	\$ 827,647	\$ 412,237	\$ -	\$ 455,765	\$ -	\$ 73,800
112							

Adopted Proposed Budget
Waterset South Community Development District
Reserve Fund
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 63,951	\$ 63,951	\$ 63,951	\$ (0)	\$ 80,000	\$ 16,049
6	Off Roll*	\$ 7,849	\$ 13,455	\$ 7,849	\$ 5,607	\$ -	\$ (7,849)
7							
8	Assessment Revenue Subtotal	\$ 71,800	\$ 77,406	\$ 71,800	\$ 5,606	\$ 80,000	\$ 8,200
9							
10	OTHER REVENUES						
11							
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 71,800	\$ 77,406	\$ 71,800	\$ 5,606	\$ 80,000	\$ 8,200
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	<i>Contingency</i>						
22	Capital Reserves	\$ -	\$ -	\$ 71,800	\$ 71,800	\$ 80,000	\$ 8,200
23							
24	TOTAL EXPENDITURES	\$ -	\$ -	\$ 71,800	\$ 71,800	\$ 80,000	\$ 8,200
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 71,800	\$ 77,406	\$ -	\$ 77,406	\$ -	\$ -

Adopted Proposed Budget
Waterset South Community Development District
 Reserve Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
27						

Waterset South Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2022	Series 2024	Series 2025	Series 2026	Budget for 2026/2027
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$818,748.40	\$624,199.27	\$395,337.59	\$670,007.51	\$2,508,292.77
TOTAL REVENUES	\$818,748.40	\$624,199.27	\$395,337.59	\$670,007.51	\$2,508,292.77
EXPENDITURES					
Administrative					
Debt Service Obligation	\$818,748.40	\$624,199.27	\$395,337.59	\$670,007.51	\$2,508,292.77
Administrative Subtotal	\$818,748.40	\$624,199.27	\$395,337.59	\$670,007.51	\$2,508,292.77
TOTAL EXPENDITURES	\$818,748.40	\$624,199.27	\$395,337.59	\$670,007.51	\$2,508,292.77
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$2,668,396.57

Notes:

Tax Roll Collection Costs for Hillsborough County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$225,944.92
COLLECTION COSTS @	2%	\$4,807.34
EARLY PAYMENT DISCOUNT @	4%	\$9,614.68
TOTAL O&M ASSESSMENT		\$240,366.94

TOTAL O&M BUDGET		\$1,804,480.08
COLLECTION COSTS @	2%	\$38,393.19
EARLY PAYMENT DISCOUNT @	4%	\$76,786.39
TOTAL O&M ASSESSMENT		\$1,919,659.66

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT (PARKS & REC - FOUNDER'S CLUB) ⁽¹⁾				ALLOCATION OF O&M ASSESSMENT (EXCLUDING PARKS & REC - FOUNDER'S CLUB)				PER LOT ANNUAL ASSESSMENT						
LOT SIZE	O&M	SERIES 2022	SERIES 2024	SERIES 2025	SERIES 2026	EAU FACTOR	TOTAL	% TOTAL	TOTAL	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2022	SERIES 2024	SERIES 2025	SERIES 2026	TOTAL ⁽³⁾	
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	EAU's		EAU's	EAU's	EAU's		EAU's	EAU's	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾		DEBT SERVICE ⁽²⁾
PLATTED																				
CONVENTIONAL																				
PHASES A, D-1, D-2, G-1																				
Single Family 40'	264	264	0	0	0	0.80	211.20	17.03%	\$40,925.39	0.80	211.20	13.96%	\$268,079.11	\$1,170.47	\$1,199.74	\$0.00	\$0.00	\$0.00	\$2,370.21	
Single Family 50'	182	182	0	0	0	1.00	182.00	14.67%	\$35,267.15	1.00	182.00	12.03%	\$231,015.14	\$1,463.09	\$1,499.67	\$0.00	\$0.00	\$0.00	\$2,962.76	
Single Family 60'	126	126	0	0	0	1.20	151.20	12.19%	\$29,298.86	1.20	151.20	10.00%	\$191,920.27	\$1,755.71	\$1,799.60	\$0.00	\$0.00	\$0.00	\$3,555.31	
Single Family 70'	26	26	0	0	0	1.40	36.40	2.93%	\$7,053.43	1.40	36.40	2.41%	\$46,203.03	\$2,048.32	\$2,099.54	\$0.00	\$0.00	\$0.00	\$4,147.86	
PHASE G-2																				
Single Family 50'	167	0	167	0	0	1.00	167.00	13.46%	\$32,360.52	1.00	167.00	11.04%	\$211,975.43	\$1,463.09	\$0.00	\$1,499.91	\$0.00	\$0.00	\$2,963.00	
Single Family 60'	86	0	86	0	0	1.20	103.20	8.32%	\$19,997.64	1.20	103.20	6.82%	\$130,993.20	\$1,755.71	\$0.00	\$1,799.89	\$0.00	\$0.00	\$3,555.60	
Single Family 70'	50	0	50	0	0	1.40	70.00	5.64%	\$13,564.29	1.40	70.00	4.63%	\$88,851.98	\$2,048.32	\$0.00	\$2,099.87	\$0.00	\$0.00	\$4,148.19	
PHASE E																				
Townhome 20'	132	0	0	132	0	0.40	52.80	4.26%	\$10,231.35	0.40	52.80	3.49%	\$67,019.78	\$585.24	\$0.00	\$0.00	\$749.86	\$0.00	\$1,335.10	
Townhome 24'	72	0	0	72	0	0.48	34.56	2.79%	\$6,696.88	0.48	34.56	2.29%	\$43,867.49	\$702.28	\$0.00	\$0.00	\$899.83	\$0.00	\$1,602.11	
Single Family 31.25'	76	0	0	76	0	0.63	47.88	3.86%	\$9,277.97	0.63	47.88	3.17%	\$60,774.75	\$921.75	\$0.00	\$0.00	\$1,149.79	\$0.00	\$2,071.54	
PHASE H-1																				
Single Family 40' (PH H)	55	0	0	55	0	0.80	44.00	3.55%	\$8,526.12	0.80	44.00	2.91%	\$55,849.81	\$1,170.47	\$0.00	\$0.00	\$1,199.78	\$1,199.45	\$3,569.70	
Single Family 50' (PH H)	9	0	0	9	0	1.00	9.00	0.73%	\$1,743.98	1.00	9.00	0.60%	\$11,423.83	\$1,463.09	\$0.00	\$0.00	\$1,499.72	\$1,499.32	\$4,462.13	
Single Family 60' (PH H)	7	0	0	7	0	1.20	8.40	0.68%	\$1,627.71	1.20	8.40	0.56%	\$10,662.24	\$1,755.71	\$0.00	\$0.00	\$1,799.67	\$1,799.18	\$5,354.56	
PHASE H-2																				
Single Family 40' (PH H)	16	0	0	0	16	0.80	12.80	1.03%	\$2,480.33	0.80	12.80	0.85%	\$16,247.22	\$1,170.47	\$0.00	\$0.00	\$0.00	\$1,199.45	\$2,369.92	
Single Family 50' (PH H)	68	0	0	0	68	1.00	68.00	5.48%	\$13,176.74	1.00	68.00	4.50%	\$86,313.35	\$1,463.09	\$0.00	\$0.00	\$0.00	\$1,499.32	\$2,962.41	
Single Family 60' (PH H)	7	0	0	0	7	1.20	8.40	0.68%	\$1,627.71	1.20	8.40	0.56%	\$10,662.24	\$1,755.71	\$0.00	\$0.00	\$0.00	\$1,799.18	\$3,554.89	
Single Family 70' (PH H)	24	0	0	0	24	1.40	33.60	2.71%	\$6,510.86	1.40	33.60	2.22%	\$42,648.95	\$2,048.32	\$0.00	\$0.00	\$0.00	\$2,099.05	\$4,147.37	
AGE QUALIFIED																				
PHASE B																				
Duplex/Paired Villa	46	0	46	0	0	0.00	0.00	0.00%	\$0.00	0.72	33.12	2.19%	\$42,039.68	\$913.90	\$0.00	\$611.96	\$0.00	\$0.00	\$1,525.86	
Single Family 50'	77	0	77	0	0	0.00	0.00	0.00%	\$0.00	1.00	77.00	5.09%	\$97,737.17	\$1,269.31	\$0.00	\$849.95	\$0.00	\$0.00	\$2,119.26	
Single Family 60'	59	0	59	0	0	0.00	0.00	0.00%	\$0.00	1.20	70.80	4.68%	\$89,867.43	\$1,523.17	\$0.00	\$1,019.94	\$0.00	\$0.00	\$2,543.11	
PHASE C1																				
Duplex/Paired Villa (PH C)	10	0	0	10	0	0.00	0.00	0.00%	\$0.00	0.72	7.20	0.48%	\$9,139.06	\$913.90	\$0.00	\$0.00	\$611.89	\$0.00	\$1,525.79	
Single Family 50' (PH C)	73	0	0	73	0	0.00	0.00	0.00%	\$0.00	1.00	73.00	4.83%	\$92,659.92	\$1,269.31	\$0.00	\$0.00	\$849.84	\$0.00	\$2,119.15	
Single Family 60' (PH C)	9	0	0	9	0	0.00	0.00	0.00%	\$0.00	1.20	10.80	0.71%	\$13,708.59	\$1,523.17	\$0.00	\$0.00	\$1,019.81	\$0.00	\$2,542.98	
TOTAL PLATTED	1641	598	485	443	115		1240.44	100%	\$240,366.94		1512.36	100%	\$1,919,659.66							
UNPLATTED ⁽²⁾																				
AGE QUALIFIED																				
PHASE C2																				
Duplex/Paired Villa (PH C)	44	0	0	0	44	0.00	0.00	0.00%	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$611.72	\$611.72
Single Family 50' (PH C)	103	0	0	0	103	0.00	0.00	0.00%	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$849.61	\$849.61
Single Family 60' (PH C)	131	0	0	0	131	0.00	0.00	0.00%	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,019.54	\$1,019.54
CONVENTIONAL																				
PHASE I																				
Single Family 40' (PH I)	60	0	0	0	60	0.00	0.00	0.00%	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,199.45	\$1,199.45
Single Family 50' (PH I)	64	0	0	0	64	0.00	0.00	0.00%	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,499.32	\$1,499.32
Single Family 60' (PH I)	30	0	0	0	30	0.00	0.00	0.00%	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,799.18	\$1,799.18
Single Family 70' (PH I)	28	0	0	0	28	0.00	0.00	0.00%	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,099.05	\$2,099.05
Total Unplatted	460	0	0	0	460		0.00	0%	\$0.00		0.00	0.00%	\$0.00							
TOTAL COMMUNITY	2101	598	485	443	575		1240.44	100.00%	\$240,366.94		1512.36	100.00%	\$1,919,659.66							

LESS: Collection Costs (2%) and Early Payment Discounts (4%):

(\$114,422.02)

(\$115,179.58)

Net Revenue to be Collected:

\$225,944.92

\$1,804,480.08

⁽¹⁾ Reflects the number of total lots with Series 2022, Series 2024, Series 2025 and Series 2026 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2022, Series 2024, Series 2025 and Series 2026 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Hillsborough County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

⁽⁴⁾ The Age Qualified units do not benefit from the Parks and Recreation (Founder's Club) budgeted expenses, and therefore are not assessed the Parks and Recreation (Founder's Club) portion of the O&M Budget.

⁽⁵⁾ The District will enter into a funding agreement with the developer in lieu of assessments for the unplatted land.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Net Assessment:		\$2,030,425.00	2025/2026 O&M Budget:	\$1,668,514.00
Hillsborough County Collection Cost:	2%	\$43,200.53	2026/2027 O&M Budget:	\$2,030,425.00
Early Payment Discount:	4%	\$86,401.06		
2026/2027 Total:		\$2,160,026.60	Total Difference:	\$361,911.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
PLATTED					
COVENTIONAL					
<u>PHASES A, D-1, D-2, G-1</u>					
Single Family 40'	Series 2022 Debt Service	\$1,199.74	\$1,199.74	\$0.00	0.00%
	Operations & Maintenance	\$1,170.47	\$1,170.47	\$0.00	0.00%
	Total	\$2,370.21	\$2,370.21	\$0.00	0.00%
Single Family 50'	Series 2022 Debt Service	\$1,499.67	\$1,499.67	\$0.00	0.00%
	Operations & Maintenance	\$1,463.09	\$1,463.09	\$0.00	0.00%
	Total	\$2,962.76	\$2,962.76	\$0.00	0.00%
Single Family 60'	Series 2022 Debt Service	\$1,799.60	\$1,799.60	\$0.00	0.00%
	Operations & Maintenance	\$1,755.71	\$1,755.71	\$0.00	0.00%
	Total	\$3,555.31	\$3,555.31	\$0.00	0.00%
Single Family 70'	Series 2022 Debt Service	\$2,099.54	\$2,099.54	\$0.00	0.00%
	Operations & Maintenance	\$2,048.32	\$2,048.32	\$0.00	0.00%
	Total	\$4,147.86	\$4,147.86	\$0.00	0.00%
<u>PHASE G-2</u>					
Single Family 50'	Series 2024 Debt Service	\$1,499.91	\$1,499.91	\$0.00	0.00%
	Operations & Maintenance	\$1,463.09	\$1,463.09	\$0.00	0.00%
	Total	\$2,963.00	\$2,963.00	\$0.00	0.00%
Single Family 60'	Series 2024 Debt Service	\$1,799.89	\$1,799.89	\$0.00	0.00%
	Operations & Maintenance	\$1,755.71	\$1,755.71	\$0.00	0.00%
	Total	\$3,555.60	\$3,555.60	\$0.00	0.00%
Single Family 70'	Series 2024 Debt Service	\$2,099.87	\$2,099.87	\$0.00	0.00%
	Operations & Maintenance	\$2,048.32	\$2,048.32	\$0.00	0.00%
	Total	\$4,148.19	\$4,148.19	\$0.00	0.00%
<u>PHASE E</u>					
Townhome 20'	Series 2025 Debt Service ⁽²⁾	\$0.00	\$749.86	\$749.86	N/A
	Operations & Maintenance	\$585.24	\$585.24	\$0.00	0.00%
	Total	\$585.24	\$1,335.10	\$749.86	128.13%
Townhome 24'	Series 2025 Debt Service ⁽²⁾	\$0.00	\$899.83	\$899.83	N/A
	Operations & Maintenance	\$702.28	\$702.28	\$0.00	0.00%
	Total	\$702.28	\$1,602.11	\$899.83	128.13%
Single Family 31.25'	Series 2025 Debt Service ⁽²⁾	\$0.00	\$1,149.79	\$1,149.79	N/A
	Operations & Maintenance	\$921.75	\$921.75	\$0.00	0.00%
	Total	\$921.75	\$2,071.54	\$1,149.79	124.74%
<u>PHASE H-1</u>					
Single Family 40' (PH H)	Series 2025 Debt Service ⁽²⁾	\$0.00	\$1,199.78	\$1,199.78	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,170.47	\$1,170.47	N/A
	Total	\$0.00	\$2,370.25	\$2,370.25	N/A
Single Family 50' (PH H)	Series 2025 Debt Service ⁽²⁾	\$0.00	\$1,499.72	\$1,499.72	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,463.09	\$1,463.09	N/A

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Net Assessment:		\$2,030,425.00	2025/2026 O&M Budget:	\$1,668,514.00
Hillsborough County Collection Cost:	2%	\$43,200.53	2026/2027 O&M Budget:	\$2,030,425.00
Early Payment Discount:	4%	\$86,401.06		
2026/2027 Total:		\$2,160,026.60	Total Difference:	\$361,911.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
	Total	\$0.00	\$2,962.81	\$2,962.81	N/A
<i>Single Family 60' (PH H)</i>	Series 2025 Debt Service ⁽²⁾	\$0.00	\$1,799.67	\$1,799.67	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,755.71	\$1,755.71	N/A
	Total	\$0.00	\$3,555.38	\$3,555.38	N/A
PHASE H-2					
<i>Single Family 40' (PH H)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$1,199.45	\$1,199.45	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,170.47	\$1,170.47	N/A
	Total	\$0.00	\$2,369.92	\$2,369.92	N/A
<i>Single Family 50' (PH H)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$1,499.32	\$1,499.32	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,463.09	\$1,463.09	N/A
	Total	\$0.00	\$2,962.41	\$2,962.41	N/A
<i>Single Family 60' (PH H)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$1,799.18	\$1,799.18	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,755.71	\$1,755.71	N/A
	Total	\$0.00	\$3,554.89	\$3,554.89	N/A
<i>Single Family 70' (PH H)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$2,099.05	\$2,099.05	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$2,048.32	\$2,048.32	N/A
	Total	\$0.00	\$4,147.37	\$4,147.37	N/A
AGE QUALIFIED					
PHASE B					
<i>Duplex/Paired Villa</i>	Series 2024 Debt Service	\$611.96	\$611.96	\$0.00	0.00%
	Operations & Maintenance	\$913.90	\$913.90	\$0.00	0.00%
	Total	\$1,525.86	\$1,525.86	\$0.00	0.00%
<i>Single Family 50'</i>	Series 2024 Debt Service	\$849.95	\$849.95	\$0.00	0.00%
	Operations & Maintenance	\$1,269.31	\$1,269.31	\$0.00	0.00%
	Total	\$2,119.26	\$2,119.26	\$0.00	0.00%
<i>Single Family 60'</i>	Series 2024 Debt Service	\$1,019.94	\$1,019.94	\$0.00	0.00%
	Operations & Maintenance	\$1,523.17	\$1,523.17	\$0.00	0.00%
	Total	\$2,543.11	\$2,543.11	\$0.00	0.00%
PHASE C1					
<i>Duplex/Paired Villa (PH C)</i>	Series 2025 Debt Service ⁽²⁾	\$0.00	\$611.89	\$611.89	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$913.90	\$913.90	N/A
	Total	\$0.00	\$1,525.79	\$1,525.79	N/A
<i>Single Family 50' (PH C)</i>	Series 2025 Debt Service ⁽²⁾	\$0.00	\$849.84	\$849.84	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,269.31	\$1,269.31	N/A
	Total	\$0.00	\$2,119.15	\$2,119.15	N/A
<i>Single Family 60' (PH C)</i>	Series 2025 Debt Service ⁽²⁾	\$0.00	\$1,019.81	\$1,019.81	N/A
	Operations & Maintenance ⁽⁴⁾	\$0.00	\$1,523.17	\$1,523.17	N/A

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Net Assessment:		\$2,030,425.00	2025/2026 O&M Budget:	\$1,668,514.00
Hillsborough County Collection Cost:	2%	\$43,200.53	2026/2027 O&M Budget:	\$2,030,425.00
Early Payment Discount:	4%	\$86,401.06		
2026/2027 Total:		\$2,160,026.60	Total Difference:	\$361,911.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
	Total	\$0.00	\$2,542.98	\$2,542.98	N/A
UNPLATTED ⁽¹⁾					
AGE QUALIFIED					
<u>PHASE C2</u>					
<i>Duplex/Paired Villa (PH C)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$611.72	\$611.72	N/A
	Total	\$0.00	\$611.72	\$611.72	N/A
<i>Single Family 50' (PH C)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$849.61	\$849.61	N/A
	Total	\$0.00	\$849.61	\$849.61	N/A
<i>Single Family 60' (PH C)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$1,019.54	\$1,019.54	N/A
	Total	\$0.00	\$1,019.54	\$1,019.54	N/A
<u>PHASE I</u>					
<i>Single Family 40' (PH I)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$1,199.45	\$1,199.45	N/A
	Total	\$0.00	\$1,199.45	\$1,199.45	N/A
<i>Single Family 50' (PH I)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$1,499.32	\$1,499.32	N/A
	Total	\$0.00	\$1,499.32	\$1,499.32	N/A
<i>Single Family 60' (PH I)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$1,799.18	\$1,799.18	N/A
	Total	\$0.00	\$1,799.18	\$1,799.18	N/A
<i>Single Family 70' (PH I)</i>	Series 2026 Debt Service ⁽³⁾	\$0.00	\$2,099.05	\$2,099.05	N/A
	Total	\$0.00	\$2,099.05	\$2,099.05	N/A

⁽¹⁾ The Developer will enter into a funding agreement with the District in lieu of levying O&M assessments on the Unplatted Land

⁽²⁾ FY 2026-2027 will be the first year of levied Series 2025 Debt Service Assessments

⁽³⁾ FY 2026-2027 will be the first year of levied Series 2026 Debt Service Assessments

⁽⁴⁾ FY 2026-2027 will be the first year of levied O&M Assessments in phase H1,H2 & C1

Tab 13

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

EFFECTIVE AS OF July 2026

TABLE OF CONTENTS

Rule 1.0	General.....	2
Rule 1.1	Board of Supervisors; Officers and Voting.	3
Rule 1.2	District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.	7
Rule 1.3	Public Meetings, Hearings, and Workshops.	10
Rule 1.4	Internal Controls to Prevent Fraud, Waste and Abuse.....	15
Rule 2.0	Rulemaking Proceedings.	16
Rule 3.0	Competitive Purchase.	<u>29</u>
Rule 3.1	Procedure Under the Consultants' Competitive Negotiations Act.	<u>34</u>
Rule 3.2	Procedure Regarding Auditor Selection.	<u>38</u>
Rule 3.3	Purchase of Insurance.	<u>42</u>
Rule 3.4	Pre-qualification.....	<u>44</u>
Rule 3.5	Construction Contracts, Not Design-Build.	<u>49</u>
Rule 3.6	Construction Contracts, Design-Build.	<u>54</u>
Rule 3.7	Payment and Performance Bonds.	<u>59</u>
Rule 3.8	Goods, Supplies, and Materials.	<u>60</u>
Rule 3.9	Maintenance Services.	<u>64</u>
Rule 3.10	Contractual Services.	<u>68</u>
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.....	<u>69</u>
Rule 4.0	Effective Date.	<u>72</u>

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 Fire safety Board Discussions. Portions of a meeting which relate to or would reveal a security or fire safety 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”) 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) Variances 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. Variances and waivers from District rules may be granted subject to the following:

(a) Variances 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 ule 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 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.

Tab 14



Quarterly Compliance Audit Report

Waterset South

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

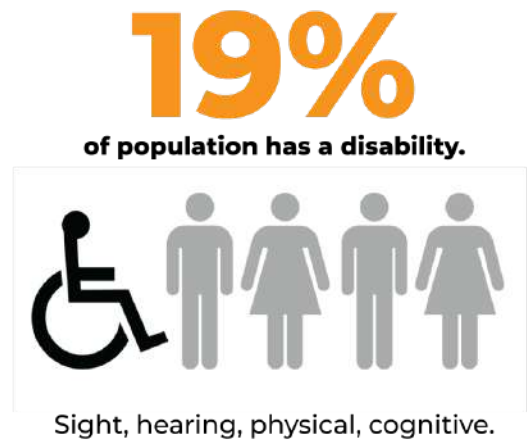
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	------------------------------------------------

	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 15

Rocky Biggs Jr

6268 Golden Beach Dr | Apollo Beach, FL 33572 | 813-389-1605 |
rocky.biggs.jr@gmail.com

Cover Letter

June 23, 2026

Stephanie DeLuna, District Manager

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

Subject: Candidacy for the Waterset South CDD Board of Supervisors

Dear Ms. DeLuna,

Please accept this letter and the enclosed resume as an expression of my strong interest in serving on the Waterset South Community Development District Board of Supervisors. Having built our family home in the Wolfcreek subdivision, I am a proud resident of CDD South and deeply invested in the long-term success, safety, and aesthetic quality of our specific district. With the recent conclusion of a successful 18-year career in telecommunications, I now have the time, energy, and professional expertise to serve our community effectively.

In my recent role as Demand and Capacity Planning Manager at Verizon, I spent nearly two decades navigating complex operational challenges. My daily responsibilities involved managing mass communications, negotiating with external vendors, overseeing contracting processes and negotiations, and driving operational efficiency. A CDD functions much like a business, requiring careful oversight of community assets, landscaping contracts, and infrastructure maintenance. I am highly prepared to apply my corporate background in contracting, project management, and vendor management to ensure our district's tax dollars are utilized efficiently and transparently.

Beyond my corporate background, my desire to serve is rooted in a lifelong commitment to civic duty. From my volunteer work with the Rotaract Club of Saint Petersburg and my subsequent public service as a law enforcement officer in Key West, to my proactive preparation to volunteer and join the PTA at Dorothy York Innovation Academy this coming fall, giving back has

always been a core priority. As a fourth generation Tampa Bay native now raising my own family here—and as the spouse of a 100% disabled veteran—I bring a perspective that values accessibility, family-friendly amenities, and a strong, inclusive community spirit.

I would welcome the opportunity to bring my operational background, project planning and management and genuine love for Waterset South to the Board of Supervisors. Thank you for your time, leadership, and consideration. I look forward to the possibility of contributing to the continued excellence of our community.

Sincerely,

A handwritten signature in blue ink that reads "Rocky Biggs Jr". The signature is written in a cursive style with a blue ink color.

Rocky Biggs Jr

Rocky Biggs Jr

6268 Golden Beach Dr | Apollo Beach, FL 33572 | 813-389-1605 |
rocky.biggs.jr@gmail.com

Resume

PROFESSIONAL SUMMARY

Dedicated and community-focused retired leader with 18 years of corporate leadership experience in the telecommunications industry and a foundational background in public safety. Proven expertise in strategic planning, mass communications, vendor negotiation, and contract management. Highly motivated to leverage a strong background in operational oversight, formalized project management, and a lifelong commitment to civic engagement to serve the residents of Waterset South as a member of the CDD Board of Supervisors.

PROFESSIONAL EXPERIENCE

Verizon | Tampa, FL ~ Washington DC ~ Silver Spring, MD

Demand and Capacity Planning Manager | 2008 – June 2026

- Concluded a highly successful 18-year tenure, consistently promoted through various roles requiring advanced communication and strategic planning.
- Managed complex capacity planning initiatives, ensuring optimal allocation of corporate resources and maintaining strict adherence to budgetary guidelines.
- Spearheaded external negotiations, managed outsourcing initiatives, and collaborated across diverse organizational departments to execute large-scale projects.
- Developed comprehensive mass communications strategies, bridging the gap between technical teams and financial stakeholders ensuring ROI at every level of each project.
- Evaluated contractor performance and vendor agreements, ensuring deliverables met rigorous corporate standards—skills directly transferable to managing community development contracts and maintenance agreements.

City of Key West | Key West, FL

Law Enforcement Officer

- Served the municipality in a sworn law enforcement capacity, fostering a deep understanding of public safety, municipal operations, and community policing prior to transitioning into corporate communications.

CIVIC & COMMUNITY ENGAGEMENT

Community & School Volunteer & Advocate | Hillsborough County Public Schools | 2026 – Planned/Future

- Completed all prerequisites, including background checks and organizational onboarding, to begin active volunteer work and join the PTA at Dorothy York Innovation Academy for the upcoming fall VPK term (our son was accepted for VPK in the upcoming educational year).
- Dedicated to utilizing full-time retirement availability to support local school operations, neighborhood safety, veteran accessibility, and community-building events within the Waterset South district and with the Hillsborough County SD.

Rotaract Club of Saint Petersburg | St. Petersburg, FL

Organization Treasurer & Volunteer Member

- Engaged with a network of young professionals to execute community service projects focused on local outreach, civic support, and community development.

LICENSES & CERTIFICATIONS

- **Project Management Certification (PMP) - Corporate Employer CLE**
- **Certified Project Officer (CPO - Center For Project Innovation)**
- **Certified Professional Forecaster (CPF) - Corporate Employer CLE**
- **Certified ScrumMaster (CSM) - Corporate Employer CLE**
- **Lean Six Sigma (Green Belt & Yellow Belt) - Corporate Employer CLE**
- **Florida Department of Law Enforcement (FDLE) Certification (2006-2013)**

EDUCATION

University of Tampa | Tampa, FL | Area of study : *Liberal Arts*

Saint Leo University | Tampa, FL | Area of study : *Liberal Arts*

Tab 16



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100125954	Term: October 1, 2025 to October 1, 2026
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Waterset South Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/> I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/> I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Applicant's/Named Insured's Signature

Applicant's/Named Insured's Printed Name

Date

Tab 17

COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER

THIS COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER ("**Agreement**") is made and entered into this [EFFECTIVE DATE], 2026, by and among:

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**North**");

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**Central**");

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**South**"); and

WATERSET HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 7021 Sail View Lane, Apollo Beach, Florida 33572 ("**HOA**") (collectively, North, Central, South, and HOA are referred to herein as the "**Parties**" and are referred to individually as a "**Party**").

RECITALS:

WHEREAS, in accordance with Chapter 190, *Florida Statutes*, North, Central, and South are each authorized to provide for the operation of certain community facilities and services benefitting their respective residents and landowners, and HOA is authorized to provide services benefitting members of the HOA; and

WHEREAS, Central has entered into, or intends to enter into, a Lease Agreement with Konica Minolta Business Solutions U.S.A., Inc. ("**Lease Agreement**") for a Konica Minolta Bizhub C301i Multifunction Color Copier ("**Copier**"), the terms of which are more fully described in **Exhibit A** attached hereto, [and a Service Agreement with Konica Minolta Business Solutions U.S.A., Inc. for the Copier ("**Service Agreement**," and together with the Lease Agreement, "**Copier Agreement**"), a copy of which is attached hereto as **Exhibit B**]; and

WHEREAS, North, South, and HOA are not parties to the Copier Agreement; however, each can also benefit from use of the Copier; and

WHEREAS, the Parties have determined that it is in the best interests of the property owners and residents served by the Parties to allocate the costs for the Copier Agreement among the Parties, in a manner which is consistent with the benefits received by each of the respective Parties.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants set forth herein, the Parties agree as follows:

1. Recitals. The above recitals are true and correct, and incorporated herein, as restated in their entirety.

2. Intent. It is the intent of the Parties hereto that, except as provided herein, in the absence of this Agreement each Party would separately contract for a copier/printer such as the Copier, and, therefore, this Agreement serves to provide a convenient and cost-efficient way of allocating responsibility for the Copier. The Parties intend that no Party shall incur any responsibility, obligation, cost, or liability that it would not have incurred but for this Agreement except as provided herein. Further, the Parties intend that, except as provided herein, each Party shall retain all rights and interests that it would have if this Agreement was never entered.

3. Copier Lease and Administration. Central shall be the sole lessee and contracting party under the Copier Agreement for the Copier. The Copier shall be a Konica Minolta Bizhub C301i multifunction color copier with copy/print speed of 30 pages per minute and scan speed of 100 pages per minute, equipped with 3 x 500 paper cassettes and stand. The lease term and equipment pricing shall be as set forth in the Lease Agreement attached as **Exhibit A**. Central shall be responsible for the maintenance and administration of the Copier, including coordination of all service calls, supply orders, and meter readings under the Service Agreement. The Copier shall be located at Central's amenity facility, and all Parties shall have reasonable access to the Copier at such location during normal business hours.

4. Responsibilities of Parties; Cost Sharing. Each Party shall be responsible for its share of the total costs for the Copier, including all amounts due under the Copier Agreement, as set forth in **Exhibit C** to this Agreement. Each Party's share of all costs associated with the Copier Agreement shall be twenty-five percent (25%).

5. Payment Procedures. Within fifteen (15) days of receipt of an invoice from Central or its designee, each of the remaining Parties (North, South, and HOA) shall remit to Central its twenty-five percent (25%) share of all costs for the Copier. Central shall invoice each Party on a monthly basis, coinciding with the billing cycle under the Copier Agreement, and each invoice shall include reasonable documentation of the costs incurred. Central shall be responsible for timely payment of all amounts due under the Copier Agreement, regardless of whether the other Parties have remitted their respective shares.

6. Default and Remedies for Non-Payment. Failure by any Party to remit payment for its share of the cost of the Copier within the time period set herein shall constitute a default. Upon a Party's default, the non-defaulting Parties, through Central, may demand payment of the defaulting Party's share of the cost for the Copier for the entire remaining term of this Agreement. In addition to the foregoing remedy, if any Party shall default in the performance of any of its obligations hereunder and such default shall continue for fifteen (15) days without cure after written notice from any non-defaulting Party, the non-defaulting Parties shall have such remedies as are allowed by law or equity under Florida law. In the event of a default by any Party other than Central, the remaining non-defaulting Parties shall have no obligation to cover the defaulting Party's share, and Central shall have the right to pursue all available legal and equitable remedies against the defaulting Party.

7. Indemnification. Each Party to this Agreement hereby agrees to defend, indemnify and hold the other Parties harmless for any demands, claims, costs or expenses (including attorney's fees) incurred by the other Parties as a result of the indemnifying Party's knowing, willful, or negligent breach of this Agreement.

8. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of North, Central, or South beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. Term. This Agreement is effective as of the Effective Date, and shall continue for the term coinciding with the term of the Lease Agreement.

10. Insurance. Central shall procure and maintain, at all times during the term of this Agreement, such insurance coverage on the Copier as may be required under the Lease Agreement. The cost of such insurance shall be a shared expense and shall be allocated among the Parties equally (25% each), in accordance with the cost-sharing provisions of this Agreement. At the discretion of Central, Central shall include the cost of insurance in its invoices to the other Parties pursuant to Section 5 on a monthly and/or annual basis.

11. Early Termination. No Party may withdraw from this Agreement prior to the expiration of the term without the prior written consent of all other Parties. In the event a Party withdraws with the consent of the remaining Parties, the withdrawing Party shall remain liable for its twenty-five percent (25%) share of all costs accruing through the end of the then-current term of the Lease Agreement, unless the remaining Parties unanimously agree in writing to reallocate the withdrawing Party's share among themselves. Any such reallocation shall be documented by a written amendment to this Agreement executed by all remaining Parties.

12. Notices. For the purpose of this Agreement, notice shall be deemed given upon hand delivery (which shall include delivery by overnight courier service such as Federal Express) to the other Parties, or three (3) days after the date of mailing of the notice by certified mail, return receipt requested. All notices required or given hereunder shall be addressed to the Parties at their respective addresses as set forth in this Agreement or as may be subsequently changed with proper notification to the other Parties.

13. Severability. If any provision of this Agreement or application to any Party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstance, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby and each provision hereof shall be valid and shall be enforceable to the fullest extent permitted by law.

14. Entire Agreement; Amendments. This Agreement is the entire Agreement among the Parties with respect to the subject matter hereof and no alteration, amendment or interpretation hereof shall be binding unless in writing and signed by all Parties.

15. Governing Law; Attorney's Fees; Venue. This Agreement shall be construed in accordance with the laws of the State of Florida. In the event any Party hereto institutes any litigation against another with respect to this Agreement, the prevailing Party in such litigation shall be entitled to recover, in addition to costs of the suit, a reasonable sum as attorney's fees. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

16. Successors; Assignment. This Agreement shall be binding on the successors, assigns, heirs, and personal representatives of the Parties hereto. No Party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Parties.

17. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

18. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal Parties hereto. No right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

19. Public Records. Each understands and agrees that all documents of any kind provided to any Party in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the respective Party's records retention policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, each Party shall permit such records to be inspected and copied by any person desiring to do so. Failure of any Party to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

20. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

WATERSET HOME OWNERS ASSOCIATION, INC.

By: _____
Its: _____

EXHIBIT A

**Lease Agreement Between Waterset Central Community Development District and Konica
Minolta Business Solutions U.S.A., Inc.**

[Attach Lease Agreement]

EXHIBIT B

**Service Agreement Between Waterset Central Community Development District and Konica
Minolta Business Solutions U.S.A., Inc.**

[Attach Service Agreement]

EXHIBIT C

Allocation of Costs for Copier

Party	Share of Costs for Copier Agreement
Waterset North Community Development District	25%
Waterset Central Community Development District	25%
Waterset South Community Development District	25%
Waterset Home Owners Association, Inc.	25%



Application Number
3306644

Agreement Number

Schedule Number

Advantage Lease Agreement

This Advantage Lease Agreement ("Agreement") is written in "Plain English". In this Agreement, the words **you** and **your** refer to the customer (and its guarantors), the words **we**, **us** and **our** refer to **Konica Minolta Business Solutions U.S.A., Inc., d/b/a Konica Minolta Premier Finance**. If we assign this Agreement to a third party lessor, **Lessor** shall refer to such third party lessor assignee, and the words **we**, **us** and **our** shall also mean and include such Lessor and its assignees as to our rights, remedies and entitlements under this Agreement and any Schedule so assigned, but not our obligations.

Customer Information

Full Customer legal Name/Address:
WATERSET CENTRAL COMMUNITY DEVELOPMENT D
3434 Colwell Ave
Ste 200
Tampa, FL 33614-8390

Billing Name/Address:
Waterset Central Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL, 33614-8390

Billing Contact Name: Kathy Parodi
Phone!: (813) 677-2114
Email: kparodi@castlegroup.com

Federal Tax ID²:

Do not enter Social Security Number
Select to bypass for SS#

Term and Payment Information

Term in Months	Number of Payments	Payment Frequency	Payment(Plus Applicable Taxes)	End of Lease Purchase Option
36	36	Monthly	\$428.00	Fair Market Value

Product Description

Installation Location - 1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Qty	Product Description	Product Configuration
1	Bizhub C301i	Pc-116 Cabinet, Bizhub Secure Notifier, Lk-116 - License, Stc Bus Bundle 1 Yr Term 1 Device

Maintenance & Group Pool Billing Information

Pool Group 1

Maintenance Plan: One Rate™

Pool Group ID	Pool Name	Pages Included	Overage Charge	Overage Frequency
1	One Rate™ -1	Unlimited	N/A	N/A

Pool Group 1 - Asset Schedule

Installation Location -1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Qty	Product Description	Customer Invoice Information	Text
1	Bizhub C301i		One Rate™

¹ By providing a telephone number for a cellular phone or other wireless device, you are expressly consenting to receiving communications (for NON-marketing or solicitation purposes) at that number, including, but not limited to, prerecorded or artificial voice message calls, text messages, and calls made by an automatic telephone dialing system from Lessor and its affiliates and agents. This Express Consent applies to each such telephone number that you provide to us now or in the future and permits such calls. These calls and messages may incur access fees from your cellular provider.

² To help the Government fight the funding of terrorism and money laundering activities, Federal Law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. What this means is, when you open an account, we will ask for your name, address and other information that will allow us to identify you; we may also ask to see identifying documents.



The Konica Minolta equipment leased in this Agreement is covered under Konica Minolta's Customer ONE Guarantee. A copy of the Guarantee can be obtained at your local branch or by visiting <https://kmbs.konicaminolta.us/CustomerOne>



Terms And Conditions

(THIS AGREEMENT CONTAINS THE TERMS AND CONDITIONS SET FORTH BELOW, ALL OF WHICH ARE MADE A PART OF THIS AGREEMENT AND INCORPORATED INTO EACH SCHEDULE.)

1. LEASE AGREEMENT: You agree to lease from us the personal property identified herein, and additional personal property as identified in Schedules to this Advantage Lease Agreement, incorporating these TERMS AND CONDITIONS by reference - from time to time - signed by you and us (such property and any upgrades, substitutions, replacements, repairs and additions referred to as "Equipment") for business purposes only. In the event that the Equipment you selected is unavailable or cannot be supplied by the Supplier, you agree that we can substitute or upgrade your selection to equipment of equal or greater quality, function, and value, as determined by Supplier in its sole discretion, at no additional cost to you, and you agree to accept such substitution or upgrade upon delivery. Each Schedule is a separate assignable lease. To the extent the Equipment includes intangible property or associated services such as periodic software licenses and prepaid database subscription rights, such property shall be referred to as the "Software". You agree to all of the terms and conditions contained in this Agreement and any Schedule, which together are a complete statement of our agreement regarding the listed equipment ("Agreement") and supersede all other writings, communications, understandings, agreements, purchase orders, solicitation documents and related documents. This Agreement may be modified only by written Agreement and not by course of performance. This Agreement becomes valid upon execution by or for us. The Equipment is deemed accepted by you hereunder and under the applicable Schedule unless you notify us within three (3) days of delivery that you do not accept the Equipment and specify the defect or malfunction. In that event, at our sole option, we or our designee will replace the defective item of Equipment or this Agreement will be canceled and we or our designee will repossess the Equipment. You agree that, upon our request, you will sign and deliver to us, a delivery and acceptance certificate confirming your acceptance of the Equipment leased to you. The "Billing Date" of this Agreement will be the twentieth (20th) day or an alternative agreed upon date following installation. You agree to pay a prorated amount of 1/30th of the monthly payment times the number of days between the installation date and the Billing Date. This Agreement will continue from the Billing Date for the Term shown and will be extended automatically for successive one (1) month terms unless you (a) send us written notice, between ninety (90) days and one hundred fifty (150) days before the end of the initial term or at least 30 days before the end of any renewal term that you want to purchase or return the Equipment, and you timely purchase or return the Equipment. Leases with \$1.00 purchase options will not be renewed. The periodic renewal payment has been set by mutual agreement and is not based on the cost of any component of this lease. **THE BASE RENTAL PAYMENT SHALL BE ADJUSTED PROPORTIONATELY UPWARD OR DOWNWARD, IF THE ACTUAL COST OF THE EQUIPMENT EXCEEDS OR IS LESS THAN THE ESTIMATE PROVIDED TO YOU.** If any provision of this Agreement is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect in that jurisdiction and all others. You authorize us to insert or correct missing information on this lease including your proper legal name, serial numbers, other numbers describing the Equipment and other omitted factual matters. You agree to provide updated annual and/or quarterly financial statements to us upon request. You authorize us or our agent to obtain credit reports and make credit inquiries regarding you and your financial condition and to provide your information, including payment history, to our assignee or third parties having an economic interest in this Agreement, any Schedule or the Equipment.

2. RENT: Rent will be payable in installments, each in the amount of the Monthly Payment (or other periodic payment) shown plus any applicable sales, use and property tax. If we pay any tax on your behalf, you agree to reimburse us promptly along with a processing fee. Subsequent installments will be payable on the first day of each rental payment period shown beginning after the first rental payment period or as otherwise agreed. We will have the right to apply all sums received from you to any amounts due and owed to us under the terms of this Agreement. **Your obligation to make all Monthly Payments (or other periodic payment) hereunder is absolute and unconditional and you cannot withhold or offset against any Monthly Payments (or other periodic payment) for any reason.** You agree that you will remit payments to us in the form of company checks (or personal checks in the case of sole proprietorships), direct debit or wires only. You also agree cash and cash equivalents are not acceptable forms of payment for this Agreement and that you will not remit such forms of payment to us. **WE BOTH INTEND TO COMPLY WITH ALL APPLICABLE LAWS. IF IT IS DETERMINED THAT YOUR PAYMENTS UNDER THIS AGREEMENT OR UNDER A SCHEDULE RESULT IN AN INTEREST PAYMENT HIGHER THAN ALLOWED BY APPLICABLE LAW, THEN ANY EXCESS INTEREST COLLECTED WILL BE APPLIED TO AMOUNTS THAT ARE LAWFULLY DUE AND OWING UNDER THIS AGREEMENT OR WILL BE REFUNDED TO YOU. IN NO EVENT WILL YOU BE REQUIRED TO PAY ANY AMOUNTS IN EXCESS OF THE LEGAL AMOUNT.**

3. OWNERSHIP OF EQUIPMENT: We are the owner of the Equipment and have sole title (unless you have a \$1.00 purchase option) to the Equipment (excluding software). You agree to keep the Equipment free and clear of all liens and claims. You are solely responsible for removing any data that may reside in the Equipment you return, including but not limited to hard drives, disk drives or any other form of memory.

4. WARRANTY DISCLAIMER: WE MAKE NO WARRANTY EXPRESS OR IMPLIED, INCLUDING THAT THE EQUIPMENT IS FIT FOR A PARTICULAR PURPOSE OR THAT THE EQUIPMENT IS MERCHANTABILITY. YOU AGREE THAT YOU HAVE SELECTED EACH ITEM OF EQUIPMENT BASED UPON YOUR OWN JUDGMENT AND DISCLAIM ANY RELIANCE UPON ANY STATEMENTS OR REPRESENTATIONS MADE BY US. WE ARE LEASING THE EQUIPMENT TO YOU "AS-IS". You acknowledge that neither we nor our representatives are the Lessor's agents and none of us are authorized to modify the terms of this Agreement or any Schedule without the Lessor's consent. No representation or warranty of ours with respect to the Equipment will bind Lessor, nor will any breach thereof relieve you of any of your obligations hereunder. You are aware of the name of the manufacturer or supplier of each item of Equipment and you will contact the manufacturer or supplier for a description of your warranty rights. You hereby acknowledge and confirm that you have not received any tax, financial, accounting or legal advice from us, the Lessor, the manufacturer or supplier of the Equipment. **THIS AGREEMENT AND EACH SCHEDULE CONSTITUTES A "FINANCE LEASE" AS DEFINED IN ARTICLE 2A OF THE UNIFORM COMMERCIAL CODE.** You agree that the Customer One Guarantee is a separate and independent obligation of ours, that no Lessor or assignee of the Lessor shall have any obligation to you with respect to the Guarantee and that your obligations under this Agreement are not subject to setoff, withholding, reduction, counterclaim or defense for any reason whatsoever including, without limitation, any claim you may have against us with respect to the Customer One Guarantee



5. LOCATION OF EQUIPMENT: You will keep and use the Equipment only at your address shown above and you agree not to move it unless we agree to it. At the end of the Agreement's term, if you do not purchase the Equipment, you will return the Equipment to a location we specify at your expense, in retail resalable condition (normal wear and tear acceptable), full working order, and in complete repair.

6. LOSS OR DAMAGE: You are responsible for the risk of loss or for any destruction of or damage to the Equipment. No such loss or damage relieves you from the payment obligations under this Agreement. You agree to promptly notify us in writing of any loss or damage and you will then pay to us the present value of the total of all unpaid Monthly Payments (or other periodic payments shown) for the full Agreement term plus the estimated fair market value of the Equipment at the end of the originally scheduled term, all discounted at four percent (4%) per year. Any proceeds of insurance will be paid to us and credited, at our option, against any loss or damage. You authorize us to sign on your behalf and appoint us as your attorney in fact to execute in your name any insurance drafts or checks issued due to loss or damage to the Equipment

7. COLLATERAL PROTECTION AND INSURANCE: You are responsible for installing and keeping the Equipment in good working order. Except for ordinary wear and tear, you are responsible for protecting the Equipment from damage and loss of any kind. If the Equipment is damaged or lost, you agree to continue to pay the amounts due and to become due hereunder without setoff or defense. During the term of this Agreement, you agree that you will (1) insure the equipment against all loss or damage naming us as loss payee; (2) obtain liability and third party property damage insurance naming us as an additional insured; and (3) deliver satisfactory evidence of such coverage with carriers, policy forms and amounts acceptable to us. All policies must provide that we be given thirty (30) days written notice of any material change or cancellation. If you do not provide evidence of acceptable insurance, we have the right, but not the obligation, (a) to obtain insurance covering our interest (and only our interest) in the Equipment for the lease term, and renewals and (i) any insurance we obtain will not insure you against third party or liability claims and may be cancelled by us at any time, (ii) you will be required to pay us an additional amount each month for the insurance premium and an administrative fee, (iii) the cost may be more than the cost of obtaining your own insurance, (iv) you agree that we, or one of our affiliates, may make a profit in connection with the insurance we obtain, (v) you agree to cooperate with us, our insurer and our agent in the placement of coverage and with claims; or (b) we may waive the insurance requirement and charge you a monthly property damage surcharge in the amount of .0035 of the original equipment cost to cover our credit risk, administrative costs and other costs, as would be further described on a letter from us to you and on which we may make a profit. If you later provide evidence that you have obtained acceptable insurance, we will cancel the insurance we obtained or cease charging the surcharge.

8. INDEMNITY: We are not responsible for any loss or injuries caused by the installation or use of the Equipment. You agree to hold us and any Lessor harmless and reimburse us and them for loss and to defend us and them against any claim for losses or injury or death caused by the Equipment. We reserve the right to control the defense and to select or approve defense counsel. This indemnity survives the expiration or termination of this Agreement.

9. TAXES AND FEES: You agree to pay when invoiced all taxes (including personal property tax, fines and penalties) and fees relating to this Agreement or the Equipment. You agree to (a) reimburse us for all personal property taxes which we are required to pay as owner of the Equipment or to remit to us each month our estimate of the monthly equivalent of the annual property taxes to be assessed. If you do not have a \$1.00 purchase option, we will file all personal property, use or other tax returns and you agree to pay us a processing fee for making such filings. You agree to pay us up to \$125.00 on the date the first payment is due as an origination fee. We reserve the right to charge a fee upon termination of this Agreement either by trade-up, buy-out or default. Any fee charged under this Agreement may include a profit and is subject to applicable taxes.

10. ASSIGNMENT: YOU HAVE NO RIGHT TO SELL, TRANSFER, ASSIGN, OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT. We may sell, assign, or transfer this Agreement and/or the Equipment without notice. You agree that if we sell, assign, or transfer this Agreement and/or the Equipment to a Lessor, such Lessor will have the same rights and benefits that we have now and will not have to perform any of our obligations. You agree that the rights of such Lessor will not be subject to any claims, defenses, or set offs that you may have against us whether or not you are notified of such assignment. The cost of any Equipment, Software, services and other elements of this Agreement has been negotiated between you and us. None of Lessor or Lessor's assignees will independently verify any such costs. Lessor and Lessor's assignees will be providing funding based on the payment you have negotiated with us. You are responsible for determining your accounting treatment of the appropriate tax, legal, financial and accounting components of this Agreement.

11. DEFAULT AND REMEDIES: If (a) you do not pay any lease payment or other sum due to us or other party when due or (b) if you break any of your promises in the Agreement, any Schedule or any other agreement with us or (c) if you, or any guarantor of your obligations become insolvent or commence bankruptcy or receivership proceedings or have such proceedings commenced against you, you will be in default. If any part of a payment is more than three (3) days late, you agree to pay a late charge of ten percent (10%) of the payment which is late or if less, the maximum charge allowed by law. If you are ever in default, we may do any one or all of the following: (a) withhold service, parts and supplies and / or void the Customer One Guarantee; (b) terminate or cancel this Agreement and/or any and all Schedules and require that you pay, **AS LIQUIDATED DAMAGES FOR LOSS OF BARGAIN AND NOT AS A PENALTY**, the sum of: (i) all past due and current Monthly Payments (or other periodic payments) and charges due under this Agreement and any Schedule; (ii) the present value of all remaining Monthly Payments (or other periodic payments) and charges for the remainder of the term of this Agreement and any Schedules, discounted at the rate of four percent (4%) per annum (or the lowest rate permitted by law, whichever is higher); and (iii) the present value (at the same discount rate as specified in clause (ii) above) of the amount of any purchase option with respect to the Equipment or, if none is specified, our anticipated value of the Equipment at the end of the initial term of this Agreement and any Schedules (or any renewal thereof); and (c) require you to return the Equipment to us to a location designated by us (and with respect to any Software, (i) immediately terminate your right to use the Software including the disabling (on-site or by remote communication) of any Software; (ii) demand the immediate return and obtain possession of the Software and re-license the Software at a public or private sale; and/or (iii) cause the Software supplier to terminate the Software license, support and other services under the Software license). We may recover interest on any unpaid balance at the rate of four percent (4%) per annum but in no event more than the lawful maximum rate. We may also use any of the remedies available to us under Article 2A of the Uniform Commercial Code as enacted in the state where we or the Lessor have our principal place of business. You agree to pay our reasonable costs of collection and enforcement, including but not limited to attorney's fees and actual court costs relating to any claim arising under this Agreement including, but not limited to, any legal action or referral for collection. If we have to take possession of the Equipment, you agree to pay the cost of repossession. The net proceeds of the sale of any repossessed Equipment will be credited against what you owe us. **YOU AGREE THAT NEITHER WE NOR SUPPLIER WILL BE RESPONSIBLE FOR ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES FOR ANY REASON WHATSOEVER.** In no event shall Supplier's aggregate liability under this Agreement exceed the amount you paid for the products or services in question during the twelve-month period immediately preceding the event giving rise to the liability. You agree that any delay or failure to enforce our rights under this Agreement does not prevent us from enforcing any rights at a later time. All of our rights are cumulative. It is further agreed that your rights and remedies are governed exclusively by this Agreement and you waive lessee's rights under Article 2A (508-522) of the UCC.



12. UCC FILINGS: You grant us a security interest in the Equipment if this Agreement or any Schedule is deemed a secured transaction and you authorize us to record a UCC-1 financing statement or similar instrument in order to show our interest in the Equipment.

13. CONSENT TO LAW, JURISDICTION AND VENUE: This Agreement shall be deemed fully executed and performed in the state of our or the Lessor's principal place of business and shall be governed by and construed in accordance with its laws. If we or the Lessor bring any judicial proceeding in relation to any matter arising under this Agreement, you irrevocably agree that any such matter may be adjudged or determined in any court or courts in the state of our or the Lessor's principal place of business, or in any court or courts in your state of residence, or in any other court having jurisdiction over you or your assets, all at the sole election of us or the Lessor. You hereby irrevocably submit generally and unconditionally to the jurisdiction of any such court so elected by us or the Lessor in relation to such matters. If the Customer shall bring any judicial proceeding in relation to any matter arising under the Agreement, the Customer irrevocably agrees to bring any such proceeding in, and that any such matter shall be adjudged or determined exclusively by, the courts in the state of the Supplier's, Lessor's or Assignee's principal place of business. In the event of litigation or other proceedings by Supplier, Lessor or Assignee to enforce or defend any term or provision of this Agreement, Customer agrees to pay all costs and expenses sustained by Supplier, Lessor or Assignee, including but not limited to, reasonable attorney's fees. BOTH PARTIES WAIVE TRIAL BY JURY IN ANY ACTION BETWEEN US.

14. LESSEE GUARANTEE: You agree, upon our request, to submit the original of this Agreement and any Schedules to us or the Lessor via overnight courier the same day you submit the facsimile or other electronic transmission of the signed Agreement and such Schedules. Both parties agree that this Agreement and any Schedules signed by you, whether manually or electronically, and submitted to us by facsimile or other electronic transmission shall, upon execution by us (manually or electronically, as applicable), be binding upon the parties. This lease may be executed in counterparts and any facsimile, photographic and/or other electronic transmission of this lease which has been manually or electronically signed by you when manually or electronically countersigned by us or attached to our original signature counterpart and/or in our possession shall constitute the sole original chattel paper as defined in the UCC for all purposes (including any enforcement action under paragraph 11) and will be admissible as legal evidence thereof. Both parties waive the right to challenge in court the authenticity of a faxed, photographic, or other electronically transmitted or electronically signed copy of this Agreement and any Schedules.

15. COMPUTER SOFTWARE: Notwithstanding any other terms and conditions of this Agreement, you agree that as to Software only: a) We have not had, do not have, nor will have any title to such Software, b) You have executed or will execute a separate software license Agreement and we are not a party to and have no responsibilities whatsoever in regards to such license Agreement, c) You have selected such Software and in accordance with paragraph 4 of this Agreement, WE MAKE NO WARRANTIES OF MERCHANTABILITY, DATA ACCURACY, SYSTEM INTEGRATION OR FITNESS FOR USE AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR THE FUNCTION OR DEFECTIVE NATURE OF SUCH SOFTWARE, SYSTEMS INTEGRATION, OR OTHERWISE IN REGARDS TO SUCH SOFTWARE. YOUR LEASE PAYMENTS AND OTHER OBLIGATIONS UNDER THIS LEASE AGREEMENT SHALL IN NO WAY BE DIMINISHED OR DELAYED ON ACCOUNT OF OR IN ANY WAY RELATED TO THE ABOVE SAID SOFTWARE LICENSE AGREEMENT OF FAILURE IN ANY WAY OF THE SOFTWARE.

16. MAINTENANCE AND SUPPLIES: Equipment services provided under this Agreement include labor and parts required to maintain covered Equipment in a normal operating condition. We will provide toner for covered Equipment on an as needed basis. Consumable supplies do not include staples unless selected. The consumable supplies provided are our property until they are consumed and are intended to be used exclusively in the covered Equipment. You bear the risk of loss for unused supplies in the event of theft, employee misconduct, fire or other mishap. We reserve the right to replace a device, at no additional cost to you, with a comparable unit when repair of the original device is not practical or economically feasible. Pricing under this Agreement is based on published and commercially reasonable expectations of supply and consumables consumption. At our discretion, we may perform an audit of supply/consumables consumption and equipment usage data to determine consumption levels. In the event the actual consumption levels exceed the levels used to determine contract pricing by more than 20%, we have the right to invoice for the excess consumption. Paper must be separately purchased by you. A page is defined as one meter click and varies by page size as follows: 8.5"x11" = 1 click, 11"x17" = 2 clicks, 18"x27" = 3 clicks, 27"x36" = 4 clicks and 36"x47" = 5 clicks. You agree to provide us access to the equipment and we will provide labor or routine, remedial and preventive maintenance service as well as remedial parts during normal business hours (defined as 8:30 am to 5:00 pm, Monday through Friday, exclusive of holidays observed by us). All part replacements shall be on an exchange basis with new or refurbished items. We are not obligated to provide services or repairs in the event of Equipment abuse/misuse or casualty. Out of scope services, including after hours, moves, modifications and abuse/misuse will be charged at our current rates. If necessary, the service and supply portion of this Agreement may be assigned. We may charge you a Supply Freight Fee to cover our costs of shipping supplies to you. You acknowledge that (a) we (and not the Lessor or its assignees) are the sole party responsible for any service, repair or maintenance of the Equipment, and (b) we (not the Lessor or its assignees) are the party to any service maintenance agreement.

17. FLEET DEVICE MONITORING: We may ask your permission to install and maintain server-based software to monitor the printing devices on your network ("Fleet Device Monitoring"). Where the use of Fleet Device Monitoring software as part of a managed print program has been agreed to, it will be used to detect new devices and add such devices to this Agreement at pre-established price levels. The added device(s) will be covered under the terms of this Agreement. You will be notified via email and may reject the addition of the device(s) by contacting us. If you agree to allow us to install and maintain Fleet Device Monitoring software on your network, and the software cannot reliably operate in your environment for any reason, we reserve the right to suspend or terminate services under this Agreement.

18. OVERAGES AND COST ADJUSTMENTS: You agree to comply with any billing procedures designated by us, including notifying us of the meter reading on the Billing Date. If meter readings are not received, we reserve the right to estimate your usage and bill you for that amount. At the end of the first year of this Agreement and once each successive twelve month period, we may increase your payment, and the per page charge over the pages included (Overage) (if applicable) by a maximum of fifteen percent (15%) of the existing charge, or if less, the maximum amount permitted by applicable law. We may bill you a per page charge for all pages produced between the date of your final invoice and the date when you satisfy your obligations under this Agreement and either purchase or return the equipment to us. Notwithstanding anything herein to the contrary, for pools designated as "One Rate" pools, escalations within the original Agreement term and Supply Freight Fees do not apply nor are meter readings required. All Agreements are subject to escalation in any renewal period.

End of Lease Options

You will have the following options at the end of the original term, provided the Agreement or applicable Schedule has not terminated early and no event of default under the Agreement and/or any Schedule has occurred and is continuing. 1. Purchase all of the Equipment as indicated in the "Term and Payment Information" section of the Agreement or any applicable Schedule ("fair market value" purchase amounts will be determined by us). 2. Renew the Agreement and/or applicable Schedule per paragraph 1 (on Agreement). 3. Return Equipment as provided in Paragraph 5 (on Agreement).



Order Agreement

This Order Agreement is written in "Plain English". The words **you** and **your** refer to the Customer, the words **we**, **us** and **our** refer to **Konica Minolta Business Solutions U.S.A., Inc.**, including its subsidiaries and agents.

Customer Information

WATERSET CENTRAL COMMUNITY DEVELOPMENT D

3434 Colwell Ave
Ste 200
Tampa, FL 33614-8390

Product: Device & Software

Installation Location - 1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Delivery Contact: Kathy Parodi , (813) 677-2114

Product Description	Quantity	Product Configuration	Item Number
Bizhub C301i			C3011
	1	Bizhub C301i W/ Df-714 30 Ppm Mfp	ADXX013
	1	Tn-328y Yellow Toner	AAV8230
	1	Tn-328m Magenta Toner	AAV8330
	1	Tn-328c Cyan Toner	AAV8430
	1	Tn-328k Black Toner	AAV8130
	1	Mfp Delivery Charge - Level One	7670525506
	1	Basic Network Service - Bns04	7640018094
	1	Pc-116 Cabinet	AAV5WY7
	1	Recycled Power Filter 120v/15a	120V15A
	1	Bizhub Secure Platinum For Operate	7640021474
	1	Bizhub Secure Notifier	A006R80
	1	Lk-116 - License	A0PDAA1
	1	Bizhub Package Ps By Kmbs Per Hour	7640021935
	1	Stc Bus Bundle 1 Yr Term 1 Device	AEMPA0N
	1	Scantrip Cloud Notification	DIRPROJDPSTCN

Maintenance Services

Maintenance Plan: One Rate™

Term: 36 Months

Entitlements: Toner, Digital Connected Support , Staples, No In Term Annual Escalation, Parts/Labor

Installation Location -1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637



Values shown per device			
Device	Qty	Bill Plan Type	Pages Included
Bizhub C301i	1	One Rate™	Unlimited

Customer Options & Verification

To ensure an excellent customer experience, please take a moment to update your available invoicing options and to verify the invoice mailing and accounts payable address/contact information we have on file. If changes are required to your Invoice Mailing or Accounts Payable addresses (including contact information), please contact your Sales Representative for assistance.

Tax Exemption Status:

- Non-Exempt
- Exempt – Tax Exemption Certificate available to submit with this order package
- Exempt – Tax Exemption Certificate not available, will provide later
Until we receive a tax exemption certificate or other valid proof of tax exempt status, we will charge you all applicable federal, state, and local taxes.

Purchase Order:

- Not Required
- Required – Purchase Order available to submit with this order package
- Required – Purchase Order not available, will provide later

Invoice Format:

- Summary/Consolidated Invoices (This is our default option if no other selection is preferred)
- Individual Invoices
- Spreadsheet (Excel file with generic column layout which may be self-aligned to meet individual invoicing requirements)

Recipient Email Address:

Electronic Portal (EDI) – Please provide Portal Information to facilitate setup:

Portal Name: Portal ID:
 Portal Contact: Phone/Email:



Invoices by Email (Future Service) – Provide the email address where invoices are to be sent and as soon as the service is available, we will switch your account from US Mail to Email delivery.

Recipient Email Address:

Customer Invoice Codes: (e.g., GL Code/Cost Code)

- Not Required
- Requested, Detail List available to attach to this order agreement (We can accommodate 4 codes per device.)
- Requested, Detail List not available to attach, will provide later

Invoice Mailing Address:
Waterset Central Community District
 3434 Colwell Ave
 Ste 200
 Tampa, FL, 33614-8390

Accounts Payable Address:
Waterset Central Community District
 3434 Colwell Ave
 Ste 200
 Tampa, FL, 33614-8390

Accounts Payable Contact:
 Kathy Parodi
 Phone: (813) 677-2114
 EMail: kparodi@castlegroup.com

MyKMBS.com Customer Portal

MyKMBS is a complete and comprehensive service management tool allowing our clients to manage their Konica Minolta accounts - right from their desktop or smartphone. MyKMBS offers 24/7 access to Konica Minolta support and product resources - all in one place.

Please provide a primary contact for MyKMBS.com registration:

Account ID: 41261671
 Name:
 Email:

Bypass Required Entry - This can be set up at a later time.



Order Summary & Acceptance

Transaction Type: **Lease**

Your signature below constitutes your acceptance of this Order Agreement (ID: 80211272 with date/time stamp:05/22/2026 10:31:46 AM) including our standard terms and conditions available online at the URL link(s) provided below or in hard copy upon request, which your mark below indicates you have reviewed and accepted and which are incorporated into this Order Agreement:

Service & Solution Terms: <https://kmbs.konicaminolta.us/ServiceSolutionTerms-2507H>

Please see and sign the separate Lease/Financing Agreement for terms and conditions governing the financing associated with this Order Agreement.

This Order Agreement is not binding upon us until signed by a Konica Minolta manager, director, vice president or executive officer.

Konica Minolta Business Solutions U.S.A., Inc.

Customer

WATERSET CENTRAL COMMUNITY DEVELOPMENT D

Signature:

Name: Jason Allen

Title: _____

Date Signed: _____

Signature:

Name: THOMAS MCNUTT

Title: CHAIR

Date Signed: 06/10/2026



Lease Acceptance

THIS IS A NONCANCELABLE / IRREVOCABLE AGREEMENT: THIS AGREEMENT CANNOT BE CANCELED OR TERMINATED.

Konica Minolta Business Solutions U.S.A., Inc.,
d/b/a Konica Minolta Premier Finance

Customer

WATERSET CENTRAL COMMUNITY DEVELOPMENT D

Signature: 

Name: _____

Title: _____

Date Signed: _____

Signature: 

Name: THOMAS MCNUTT

Title: _____

Date Signed: _____

In Process

Tab 18

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 (Via Phone)
John Blakley	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
----------	-------------

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 Mr. Smith presented the report. The Board was also presented a proposal for
50 additional services, including the installation of a solar-powered aeration system.
51

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

52
53
54
55
56

i. Presentation of Monthly Renewal of Fuel Surcharge

The Board discussed the monthly fuel surcharge. Mr. Smith advised that fuel pricing is being reviewed to establish a new baseline rate.

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved a fuel surcharge increase of 3% percent, for the Waterset South Community Development District.

57
58
59
60
61

ii. Presentation of Midge Fly Regency Assessment Report USC

The Board reviewed the Midge Fly Assessment Report. Mrs. Keneen requested that a copy of the report be emailed to all Board members.

62 **B. Landscape & Irrigation**

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

64 Mr. Toborg presented the report regarding current landscape conditions, weather-
65 related impacts, and ongoing monitoring efforts throughout the community.
66

67 **ii. Landscape Contractor Response**

68 The Board received an update regarding operational updates and upcoming
69 maintenance activities scheduled throughout the community.
70

71 **iii. Irrigation Contractor Update**

72 The Board reviewed landscape maintenance schedules, treatment activities, and
73 ongoing evaluations of certain community areas. The Board also discussed
74 plans for additional maintenance and future replacements.
75

76 **iv. Consideration of Landscape Proposals**

77 The Board reviewed landscape proposals for replacement and enhancement work
78 in various community areas, including palm replacements and related
79 improvements.
80

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.

81
82
83

84
85
86
87
88
89
90
91
92
93

v. Irrigation Contractor Update

Ms. Cochran reported that additional work and inspections are expected to continue through the following month.

C. District Counsel

Ms. Wilson provided an update on legal matters, including conflict waiver documentation for Waterset Central, and noted that any conflicts would be brought to the Board.

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.

94
95
96
97
98

D. District Engineer

The Engineer had no update to report.

E. Clubhouse Manager Report USC

Ms. Parodi provided updates on clubhouse operations and facility matters, including security system activity, rental deposits, software and installation updates, and ongoing facility rental scheduling.

i. Discussion for Message Board

The Board reviewed proposals for community message board and visual display services from Amazon and United Visual. The Board selected United Visual based on quality and community fit. All signage and marketing logos must be approved by Ms. McMorrow, and the sign will be ordered without the Waterset logo.

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.

110
111
112
113
114
115

ii. Consideration of Trespass Authorization

The Board discussed procedures for handling enforcement matters within the District, including authorizing District Management to sign trespass authorization forms with the Hillsborough County Sheriff's Office.

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.

116
117
118
119
120

F. District Manager

i. Presentation of District Managers Report USC

Ms. DeLuna stated that the next CDD meeting will be held on June 11, 2026,

121 at 10:00 a.m. She updated the Board that management credit was applied to
 122 March's invoice based on accounting adjustments. She also provided updates on
 123 coordination of the easement agreement with Toll Brothers and insurance
 124 requirements for the access agreement. In addition, she requested coordination
 125 for facility use and community events related to the Waterset Central budget
 126 workshop.
 127

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 Central Community Development District.

128
 129
 130
 131

iii. 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.

132

133

134

FOURTH ORDER OF BUSINESS

Business Items

135

A. Discussion of Easement Agreement with Toll Brothers

136

The Board discussed the status of the easement agreement.

137

i. Consideration of Copperline Electric Proposal USC

138

The Board reviewed the chairs not to exceed that is still on record. The Chair and District Staff remain in contact with the aeration project Electric Proposal that is under review.

139

B. Discussion of Pool Heater Temperature

140

The Board discussed pool heater temperature settings and resident concerns regarding the consistency of pool heating. The Board requested an update to a pool procedure that listed the temperatures based on season to be set and placed in the rules and regulations and brought back to the June meeting.

141

C. Consideration of Square Agreement for Founders Club USC

142

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

143

144

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.

145

146

147

FIFTH ORDER OF BUSINESS

Business Administration

159
160
161
162
163

164
165
166
167
168
169
170

171
172
173
174
175
176
177
178
179

180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195

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.

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 of 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.

SIXTH ORDER OF BUSINESS

Supervisor Requests

The Board discussed administrative and community matters, including planning efforts, communications, and coordination activities. Additional topics included resident engagement methods, administrative processes, and meeting scheduling.

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.

196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213

Assistant Secretary

Chair / Vice Chair

DRAFT

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
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also, present were:

Stephanie DeLuna	District Manager, Rizzetta & Co.
John Toborg	FSM, Rizzetta & Co.
Alyssa Willson	District Counsel, Kutak Rock LLP (via phone)
Heidy Torres	Castle Group
Tony Smith	Sitex
Christi Cochran	ULS

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No Comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

The Board received an update regarding the pond conditions, midge fly activity, and

48 ongoing drought-related impacts. Staff reported that permitting efforts for aeration
49 improvements continue and that midge fly treatment measures remain ongoing.
50

51
52 **i. Presentation of Monthly Renewal of Fuel Surcharge**

53 The Board discussed the monthly fuel surcharge. Mr. Smith discussed
54 current diesel fuel pricing and associated operational impacts.
55

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved a fuel surcharge increase and authorized Council to prepare the necessary agreement documents, for the Waterset South Community Development District.

56
57 **B. Landscape & Irrigation**

58 **i. Presentation of Landscape Inspection Report USC**

59 Mr. Toborg presented the monthly landscape report and discussed recommended
60 maintenance adjustments and replacement items identified during inspections.
61

On a motion by Ms. Klenke, seconded by Mr. Williams, with all in favor, the Board approved to authorize Chair to move on proposal outside of meeting, for the Waterset South Community Development District.

62
63 **ii. Landscape Contractor Response**

64 The Board received an update regarding inspection findings, ongoing white fly
65 activity, and corrective measures being implemented by the vendor.
66

On a motion by Ms. Klenke, seconded by Mr. Williams, with all in favor, the Board approved Proposal No. 582 for removal-only service, Proposal No. 577 for replacement services in the amount of \$1,016, Proposal No. 613 for removal services, and Proposal No. 618 for restacking services, for the Waterset South Community Development District.

67
68 **iii. Irrigation Contractor Update**

69 The Board received updates regarding irrigation operations, filter inspections,
70 water pressure concerns, and recommended system adjustments.
71

72 **C. District Counsel**

73 **i. Consideration of Resolution 2026-17; Setting a Public Hearing for Revised Rule
74 of Procedures**

75 District Council reviewed proposed revisions to the Districts Rules of Procedure and
76 discussed statutory updates.
77

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board adopted Resolution 2026-17 and set a public hearing for August 13, 2026 at 10:00 a.m., for the Waterset South Community Development District.

78
79
80 **D. District Engineer**

81 The Engineer was absent and did not have any updates to report.

82

83 **E. Clubhouse Manager Report**

84 Ms. Torres presented the Clubhouse report and provided updates on clubhouse
85 activities and resident programming, including discussion of transferring the Waterset
86 Wiggles program from Waterset Central to Waterset South, and noted the gym mirrors
87 have been installed.

88

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board authorized the transfer of the Waterset Wiggles request from Waterset Central to Waterset South for the Waterset South Community Development District.

89

90

91 **F. District Manager**

92

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

94

95

96

97

98

99

FOURTH ORDER OF BUSINESS

Business Items

100

101

A. Presentation of Fiscal Year 2026/2027 Proposed Budget

102

i. Consideration of Resolution 2026-16; Approving Fiscal Year 2026/2027 Proposed Budget and Setting a Public Hearing

103

104

105

106

107

The Board reviewed the proposed Fiscal Year 2026/2027 budget and discussed anticipated revenues, expenditures, and assessment considerations.

On a motion by Ms. King, seconded by Ms. Klenke, and with all in favor, the Board approved the budget as presented with the Public Hearing scheduled for August 13, 2026 at 10:00 a.m., for the Waterset South Community Development District.

108

On a motion by Ms. King, seconded by Mr. Williams, and with all in favor, the Board approved the General Fund for the Fiscal Year 2026/2027 Proposed Budget, for the Waterset South Community Development District.

109

110

B. Ratification of Pond #28 for Solar Aeration

111

The Board reviewed the proposed solar aeration improvements for Pond #28.

112

On a motion by Ms. King, seconded by Mr. Williams, and with all in favor, the Board ratified the Pond #28 Solar Aeration Proposal, for the Waterset South Community Development District.

113

114

115 **FIFTH ORDER OF BUSINESS** **Business Administration**

116
117 **A. Consideration of Board of Supervisors Meeting Minutes for May 14, 2026**

118
119 The Board reviewed the minutes in detail.

120
121

122 **B. Consideration of Operations & Maintenance Expenditures for**
123 **April 2026**

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

127

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

128
129

130 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

131 No Comments.

132

133 **SEVENTH ORDER OF BUSINESS** **Adjournment**

134

On a motion by Ms. King, seconded by Mr. Blakley, with all in favor, the Board agreed to adjourn the meeting at 12:57 p.m., for the Waterset South Community Development District.

135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154

155
156
157
158
159
160
161
162
163
164
165
166
167
168

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 19

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 May 2026 For Board Approval

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

The total items being presented: **\$28,760.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	20260520-1	813-634-3400-072525-5- 042526	Internet Amenity C 05/26	\$ 202.85
Hillsborough County BOCC	20260505-1	1176030280-042226	Utilities 4/26	\$ 1,358.98
Hillsborough County BOCC	20260514-2	2351444373-050126	Reclaim Water Services 04/26	\$ 348.60
Hillsborough County BOCC	20260511-1	2643318705-042826	Reclaim Water Services 04/26	\$ 676.56
Hillsborough County BOCC	20260514-1	6145712597-050126	Reclaim Water Services 04/26	\$ 175.82
Jeffrey Allen, Inc.	100478	WS121125-500LSV- REV1	Miscellaneous 05/26	\$ 10,237.72
Republic Services	20260508-1	0696-001349117	Waste Container 05/26	\$ 295.32
Rizzetta & Company, Inc.	100477	INV0000109119	Administrative Services 04/26	\$ 6,144.08
TECO	20260527-8	211035337917-050526	Electric Charge 04/26	\$ 1,618.11
TECO	20260527-3	221009083702-050526	Electric Charges 04/26	\$ 27.13
TECO	20260527-1	221009083710-050526	Electric Charges 04/26	\$ 22.72

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260527-2	221009143712-050526	Electric Charges 04/26	\$ 24.13
TECO	20260527-5	221009143720-050526	Electric Charges 04/26	\$ 22.72
TECO	20260527-6	221009143738-050526	Electric Charges 04/26	\$ 22.72
TECO	20260727-9	221009251358-050526	Electric Charges 04/26	\$ 6.86
TECO	20260513-1	221009517212-042126	Electric Charges 04/26	\$ 607.67
TECO	20260527-4	221009541097-050526	Electric Charges 04/26	\$ 2,306.47
TECO	20260527-9	221009546666-050626	6160 Turnbuckle Dr Gas 04/26	\$ 2,000.52
TECO	20260513-2	221009547813-042126	Electric Charges 04/26	\$ 24.49
TECO	20260527-11	221009574676-050526	Electric Utilities 04/26	\$ 2,607.31
TECO	20260527-7	221009609878-050526	Electric Charges 04/26	\$ 29.23
Total				<u>\$ 28,760.01</u>



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

Billing Date:
Apr 25, 2026

Billing Period:
Apr 25 - May 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.



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

Bundle		
Partial Monthly Charges		
04.01-04.24	1 Usable Static IP Address	\$16.00
Monthly Charges		
04.25-05.24	Business Fiber Internet 2 Gig	\$109.99
	1 Usable Static IP Address	\$20.00
	Data	-\$10.00
	\$10.00 Discount through 07/24/27	
	Auto Pay Discount	-\$10.00
(2)	SmartVoice Premium Seat	\$59.98
Bundle Total		\$185.97

Other Charges		
Monthly Charges		
04.25-05.24	(2) Yealink T53W IP Phone with Power SmartVoice Additional line bundle discount	\$10.00 -\$20.00
	(2) Frontier Wi-Fi 7 Equipment	\$5.00
	Printed Bill Fee	\$4.50
Other Charges Total		-\$0.50

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$9.60
	Federal Taxes	\$9.60
	FL State Communications Services Tax	\$2.44
	County Communications Services Tax	\$2.37
	FL State Gross Receipts Tax	\$1.17
(2)	Hillsborough Co VOIP 911 Surcharge	\$0.80
	FL State Sales Tax	\$0.60
(2)	FL Telecommunications Relay Service	\$0.16
	County Sales Tax	\$0.16
	FL State Gross Receipts Tax	\$0.08
	State Taxes	\$7.78
Taxes and Fees Total		\$17.38

Total current month charges \$202.85

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 \$202.85 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.

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.

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.

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:
Apr 25, 2026

Billing Period:
Apr 25 - May 24, 2026

Account Activity

8136343400

Qty	Description	Order number	Effective date	Charge
1	1 Usable Static IP Address	089538065	04.01-04.24	\$16.00
Total				\$16.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-649-1407	2	2	\$0.00
Total	2	2	\$0.00



Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	1	0	\$0.00
Intrastate	1	1	\$0.00
Total	2	2	\$0.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	1176030280	04/22/2026	05/13/2026

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	03/23/2026	13550	04/22/2026	16563	3013 GAL	ACTUAL	WATER
703648424	03/21/2026	878367	04/22/2026	958540	80173 GAL	ACTUAL	WATER
703539488	03/23/2026	8258	04/22/2026	10486	2228 GAL	ACTUAL	WATER
705990844	03/23/2026	2926646	04/22/2026	3081420	154774 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$257.95
Water Base Charge	\$178.58
Water Usage Charge	\$134.40
Sewer Base Charge	\$164.63
Sewer Usage Charge	\$582.58
Reclaimed Water Charge	\$34.30

Summary of Account Charges

Previous Balance	\$1,207.83
Net Payments - Thank You	\$-1,268.22
Credit Amount	\$-60.39
Bill Adjustments	\$60.39
Total Account Charges	\$1,358.98

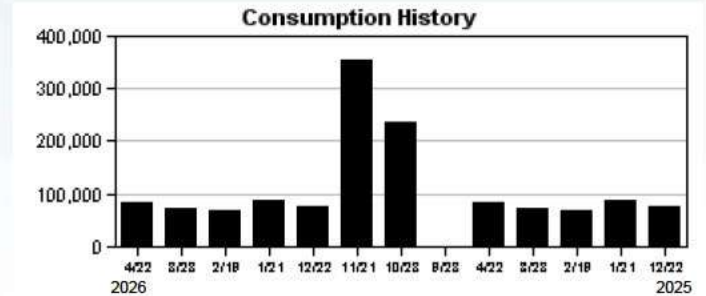
AMOUNT DUE	\$1,358.98
-------------------	-------------------

Miscellaneous Charges

Late Payment Charge	\$60.39
Total Miscellaneous Charges	\$60.39

Important Message

This account has ACH payment method
 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/>



Hillsborough County Florida

Make checks payable to: BOCC
 ACCOUNT NUMBER: 1176030280



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

1,298 8

DUE DATE	05/13/2026
AMOUNT DUE	\$1,358.98
AMOUNT PAID	



0011760302809 00001358985



Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	05/01/2026	05/22/2026

Summary of Account Charges

Previous Balance	\$216.59
Net Payments - Thank You	\$-216.59
Total Account Charges	\$348.60

AMOUNT DUE	\$348.60
-------------------	-----------------

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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



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

THANK YOU!



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

4.809 8

DUE DATE	05/22/2026
AMOUNT DUE	\$348.60
AMOUNT PAID	



0023514443730 00000348607



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	05/01/2026	05/22/2026

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

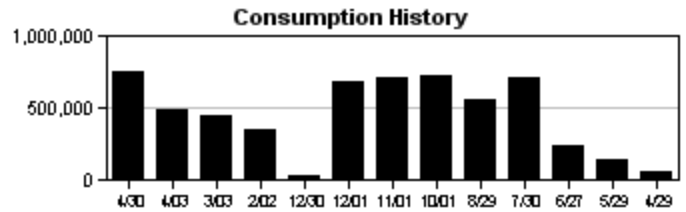
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702674522	04/03/2026	16840289	04/30/2026	17588534	748245 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$186.92

Total Service Address Charges \$186.92



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	05/01/2026	05/22/2026

Service Address: 5000 SEA BRANCH AVE - IRRIGATION RECLAIM

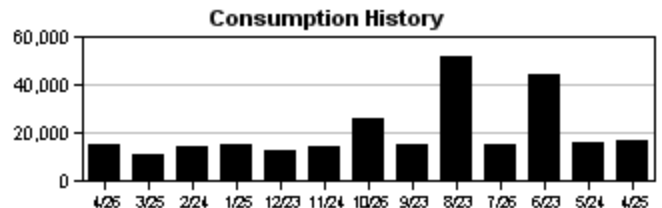
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702858474	03/25/2026	637339	04/26/2026	652061	14722 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.09

Total Service Address Charges \$9.09





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	05/01/2026	05/22/2026

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

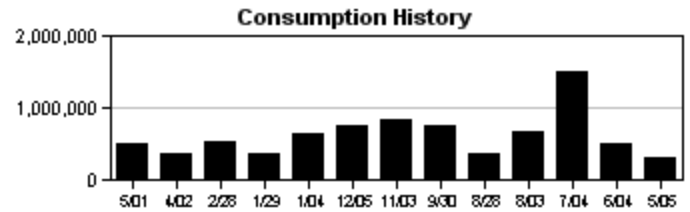
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702665776	04/02/2026	21479180	05/01/2026	21967092	487912 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$116.23

Total Service Address Charges \$116.23



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	05/01/2026	05/22/2026

Service Address: 6118 TURNBUCKLE DR - IRRIGATION RECLAIM

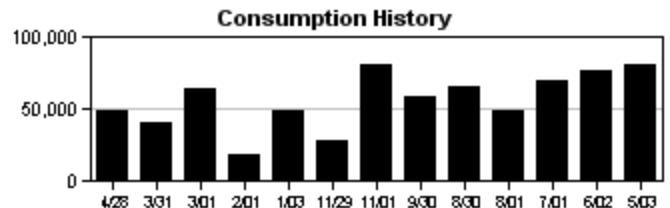
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702880892	03/31/2026	1095006	04/28/2026	1143756	48750 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$29.92

Total Service Address Charges \$29.92





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2351444373	05/01/2026	05/22/2026

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702579412	03/25/2026	570885	04/25/2026	570885	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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





Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	04/28/2026	05/19/2026

Summary of Account Charges

Previous Balance	\$466.83
Net Payments - Thank You	\$-466.83
Total Account Charges	\$676.56
AMOUNT DUE	\$676.56

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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: 2643318705



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

3.738 8

DUE DATE	05/19/2026
AMOUNT DUE	\$676.56
AMOUNT PAID	



0026433187056 00000676569



Hillsborough County Florida

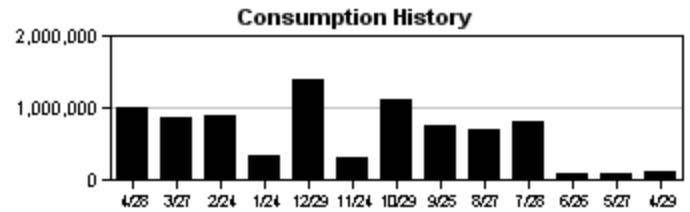
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	04/28/2026	05/19/2026

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	03/27/2026	34098410	04/28/2026	35087402	988992 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$218.75
Total Service Address Charges \$218.75



Hillsborough County Florida

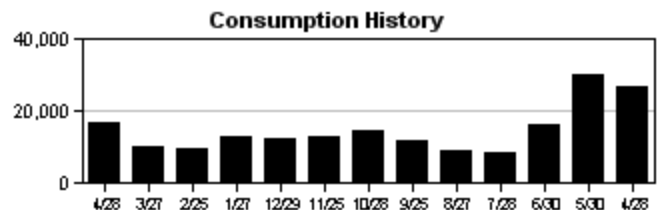
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	04/28/2026	05/19/2026

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	03/27/2026	1270592	04/28/2026	1286984	16392 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.57
Total Service Address Charges \$9.57





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	04/28/2026	05/19/2026

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

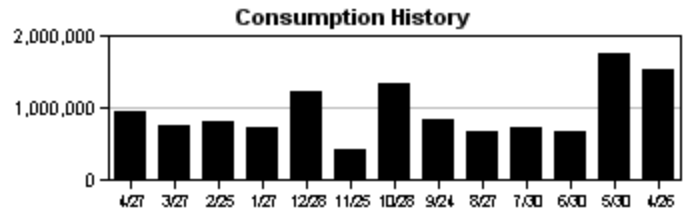
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	03/27/2026	31562537	04/27/2026	32503711	941174 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$418.80

Total Service Address Charges \$418.80



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	04/28/2026	05/19/2026

Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

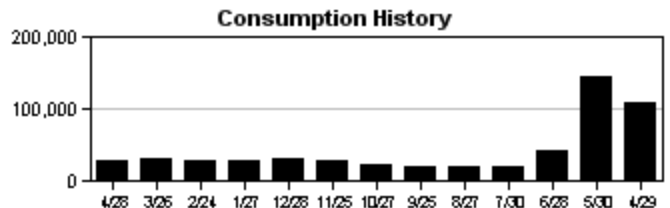
M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	03/26/2026	2918849	04/28/2026	2947465	28616 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$11.59

Total Service Address Charges \$11.59





Hillsborough County Florida

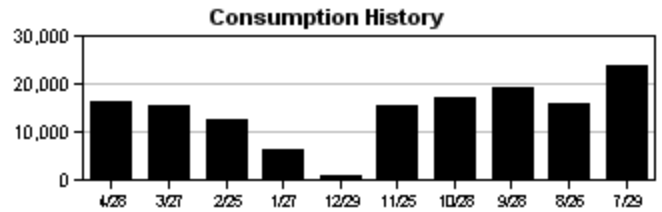
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	04/28/2026	05/19/2026

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702137990	03/27/2026	643852	04/28/2026	660182	16330 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.55
Total Service Address Charges \$9.55



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	04/28/2026	05/19/2026

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	03/27/2026	229634	04/28/2026	239952	10318 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.30
Total Service Address Charges \$8.30





Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	05/01/2026	05/22/2026

Summary of Account Charges

Previous Balance	\$180.62
Net Payments - Thank You	\$-180.62
Total Account Charges	\$175.82

AMOUNT DUE	\$175.82
-------------------	-----------------

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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

12,183 8

DUE DATE	05/22/2026
AMOUNT DUE	\$175.82
AMOUNT PAID	



0061457125971 00000175828



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	05/01/2026	05/22/2026

Service Address: 6288 HIDDEN BRANCH DR - COMM RCLM IRR1

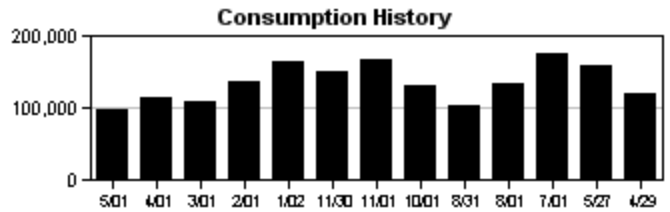
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701266672	04/01/2026	3209405	05/01/2026	3306720	97315 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$27.16

Total Service Address Charges \$27.16



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	05/01/2026	05/22/2026

Service Address: 5261 COVINGTON DR - COMM RCLM IRRIG

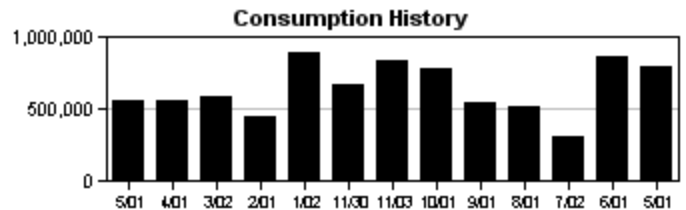
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702663878	04/01/2026	19804852	05/01/2026	20362903	558051 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$128.99

Total Service Address Charges \$128.99





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	05/01/2026	05/22/2026

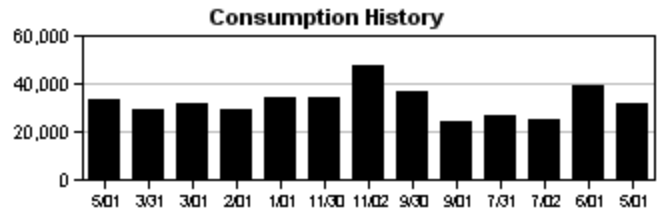
Service Address: 6064 HIDDEN BRANCH DR - COMM RCLM IRRIG

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703747518	03/31/2026	492593	05/01/2026	525521	32928 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.37
Total Service Address Charges	\$12.37



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	6145712597	05/01/2026	05/22/2026

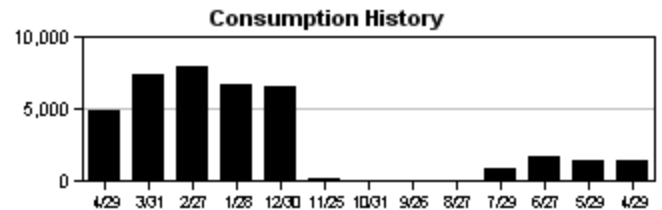
Service Address: 6335 MIDSHIP CT - COMM RCLM IRRIG

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907325	03/31/2026	1332	04/29/2026	1380	4800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.30
Total Service Address Charges	\$7.30





Mailing Address
P.O. Box 891359
Tampa, FL 33689

East Coast Division
2701 Reese Rd
Davie, FL 33314
Ph: (954) 485-6175
Fax (954) 484-4765

Central Division
1812 N Goldenrod Rd
Orlando, FL 32807
Ph: (407) 476-9511
Fax (407) 420-7865

West Coast Division
4401 US Hwy 301 N
Tampa, FL 33610
Ph: (813) 622-7717
Fax (813) 627-9708

Toll Free (800) 282-6256 • www.jeffreyalleninc.com

VEHICLE SALES INVOICE

REF # WS121125-500LSV-REV1 INVOICE DATE 5/14/2026 CUSTOMER ORDER # _____
 STOCK NUMBER _____ SHIP VIA JAI Truck DELIVERY DATE In Stock-Prepping to Deliver
 WARRANTY _____ 4-year/18,000-EUR limited CCI electric utility warranty (see policy)

CUSTOMER NAME Waterset South Community Development District
 ADDRESS 3434 Colwell Ave, Ste 200
 CITY, STATE, ZIP Tampa, FL 33619
 CONTACT NAME & PHONE Amanda King (813) 390-1432
 EMAIL aking@watersetsouthccd.org



QTY	DESCRIPTION	US List Price	15% Discount
1	2026 Club Car Carryall 500 Lithium Ion 4kWh w/ Four Wheel Brakes	\$14,892.00	\$12,658.20
	<i>Standard Equipment:</i>		
	<i>White Cowl, Gray Seat, Premium Tire 6-ply rated 20x10-10, Four Wheel Brakes, 12V Powerpoint,</i>		
	<i>Halogen Headlights, Heavy Duty Suspension, Standard Keyswitch, IQPlus Drive System w/ 450 amp Motor Controller,</i>		15% Off Parts
	<i>On-Board Hi-Freq Charger w/ 15 foot cord reel, Two-inch in-dash LCD display gauge, DC-DC Converter 25A</i>		
	White Front Body Cowl		
	Gray Seats		
	Cargo Box includes tailgate tether	\$865.00	\$735.25
	5-panel Rear View Mirror	\$92.00	\$78.20
	Standard Duty 7kWh Lithium Battery Pack	\$2,000.00	\$1,700.00
	Deluxe Lights: Tail Lights, Brake Lights, Turn Signals, and Horn	\$396.00	\$336.60
	Black Canopy Top Kit	\$502.00	\$426.70
	Non-Cab Side Mirror Set	\$222.00	\$188.70
	LED Headlight upgrade	\$230.00	\$195.50
	<i>LSV Conversion Items Needed:</i>		5% off LSV Parts
	DOT Windshield Carryall	\$585.00	\$555.75
	Increased speed to meet FDOT LSV requirements	\$850.00	\$807.50
	Manual Wiper	\$179.50	\$170.53
	Retractable Seat Belt Kit w/ buckles	\$275.00	\$261.25
	Safety Triangle	\$140.00	\$133.00
	License Plate Holder w/ light	\$110.50	\$104.98
	Club Car 5-Year Lithium Battery Warranty	US List Price	Discount Price
		\$21,339.00	\$18,352.15

FINANCE AND LEASE OPTIONS		SUBTOTAL	\$18,352.15
		CLUB CAR FREIGHT	\$367.79
		LOCAL PREP & DELIVERY	\$850.00
		FL SOLID WASTE FEE - NEW BATTERIES	\$1.50
		FL SOLID WASTE FEE - NEW TIRES	\$4.00
		Tag/Title	\$900.00
		SUBTOTAL	\$20,475.44
		SALES TAX	exempt 0.00
		DEPOSIT APPLIED	(\$10,237.72)
		INVOICE DUE	\$10,237.72
		TOTAL	

SUBMITTED BY:
 NAME: Michael Jersey (407) 222-7590
 TITLE: Commercial Territory Manager

ACCEPTED BY:
 CUSTOMER SIGNATURE: _____
 NAME AND TITLE: _____
 DATE: _____

PAYMENT TERMS Other (see comments)

QUOTE IS VALID FOR 30 DAYS. JEFFREY ALLEN AND/OR CUSTOMER HAS THE RIGHT TO AMEND OR CANCEL THIS ORDER IN PART OR IN FULL DUE TO COVID-19 PANDEMIC-RELATED SUPPLY CHAIN ISSUES. RETURNS ARE SUBJECT TO JEFFREY ALLEN'S RETURN TERMS & CONDITIONS AND 20% RESTOCK FEE. ALL DAMAGES MUST BE REPORTED IN WRITING WITHIN 5 DAYS OF RECEIPT OF GOODS. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THIS SALES PROPOSAL/BILL OF SALE. ALL TRADE-IN OFFERS AND VALUES ARE CONTINGENT UPON TRADE-IN VEHICLES BEING IN RUNNING CONDITION WHEN PICKED UP, NORMAL WEAR AND TEAR EXCEPTED.



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

Account Number 3-0696-0095136
Invoice Number 0696-001349117
Invoice Date April 17, 2026
Previous Balance \$274.92
Payments/Adjustments -\$274.92
Current Invoice Charges \$295.32

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.

Autopayment \$295.32	Payment Due Date May 07, 2026
--------------------------------	-----------------------------------------

PAYMENTS/ADJUSTMENTS

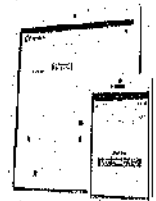
Description	Reference	Amount
Payment - Thank You 04/06	5655555	-\$274.92

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:SOUTH CO - CLASS 1				
Pickup Service 05/01-05/31			\$176.00	\$176.00
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$104.37
CURRENT INVOICE CHARGES, AutoPayment due on May 07, 2026				\$295.32

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 \$295.32
Payment Due Date May 07, 2026
Account Number 3-0696-0095136
Invoice Number 0696-001349117

Address Service Requested



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

For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:



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

3069600951360000013491170000295320000295329



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

CPPL1C1 0422 1756 127 07 20260418 PG 1 OF 1
8367069 80902026 58888807.2 8-1

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.

RM-3159

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 #
5/2/2026	INV0000109119

Bill To:

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
May	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



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

Statement Date: May 05, 2026

Amount Due: \$1,618.11

Due Date: May 26, 2026
 Account #: 211035337917

MAY 11 2021

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

Your Energy Insight

Your average daily kWh used was 7.42% higher than it was in your previous period.

Account Summary

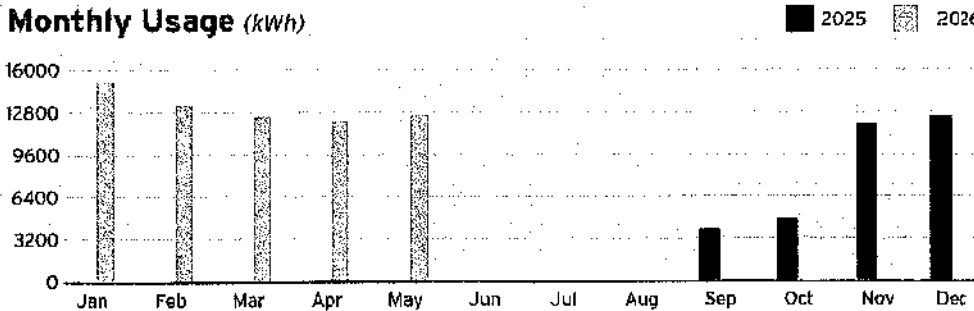
Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$1,563.91
Payment(s) Received Since Last Statement	-\$1,563.91
Current Month's Charges	\$1,618.11
Amount Due by May 26, 2026	\$1,618.11

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

Scan here to view your account online.

00000228-00001656-Page 19 of 30

Monthly Usage (kWh)



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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety

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



Account #: 211035337917
 Due Date: May 26, 2026

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

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

Amount Due:	\$1,618.11
Payment Amount: \$	_____

646446278743

Your account will be drafted on May 26, 2026

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

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

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



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

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

Meter Read

Service Period: Mar 31, 2026 - Apr 29, 2026

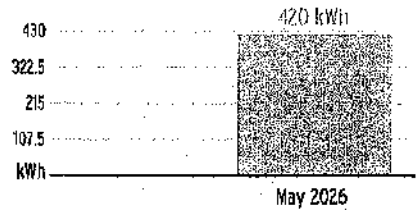
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000773395	04/29/2026	817	712	12,600 kWh	120.0000	30 Days
1000773395	04/29/2026	0.26	0	30.84 kW	120.0000	30 Days

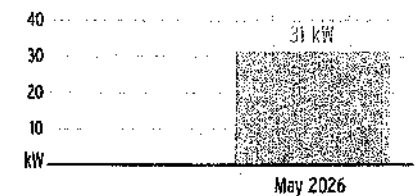
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	31 kW @ \$19.06000/kW	\$590.86
Energy Charge	12,600 kWh @ \$0.00815/kWh	\$102.69
Fuel Charge	12,600 kWh @ \$0.03516/kWh	\$443.02
Capacity Charge	31 kW @ \$0.72000/kW	\$22.32
Storm Protection Charge	31 kW @ \$2.02000/kW	\$62.62
Energy Conservation Charge	31 kW @ \$0.79000/kW	\$24.49
Environmental Cost Recovery	12,600 kWh @ \$0.00072/kWh	\$9.07
Clean Energy Transition Mechanism	31 kW @ \$1.15000/kW	\$35.65
Storm Surcharge	12,600 kWh @ \$0.01035/kWh	\$130.41
Florida Gross Receipt Tax		\$37.30
Electric Service Cost		\$1,492.03
State Tax		\$126.08
Total Electric Cost, Local Fees and Taxes		\$1,618.11

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 \$1,618.11

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

Ways To Pay Your Bill

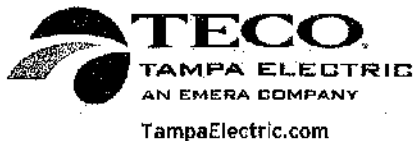
- Bank Draft**
Visit TECOaccount.com for free recurring or one-time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit 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.

D:\000028-00003816-Page 20 of 30



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

Statement Date: May 05, 2026

Amount Due: \$27.13

Due Date: May 26, 2026

Account #: 221009083702

MAY 11 2026

Payment in full by May 26, 2026. If not received by May 26, 2026, your account will be drafted on May 26, 2026.

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$27.86
Payment(s) Received Since Last Statement	-\$27.86
Current Month's Charges	\$27.13
Amount Due by May 26, 2026	\$27.13

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

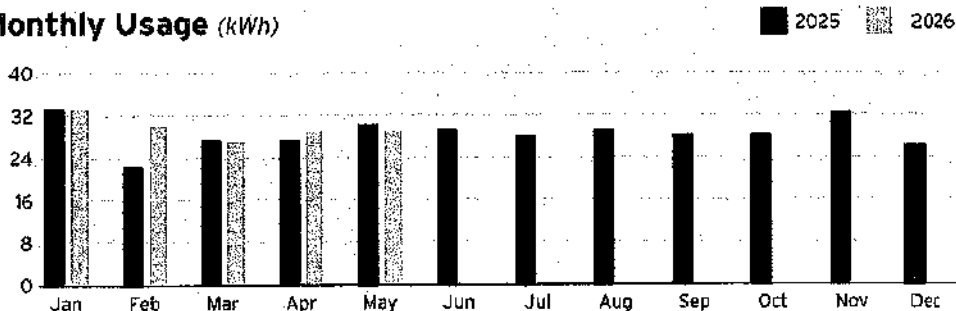
Your Energy Insight

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

Scan here to view your account online.

00000023-000576-Page 3 of 30

Monthly Usage (kWh)



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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLinesSafety



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

Account #: 221009083702
Due Date: May 26, 2026

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

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

Amount Due: \$27.13

Payment Amount: \$ _____

613113081070

Your account will be drafted on May 26, 2026

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

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

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



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

Account #: 221009083702
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Meter Location: IRRG

Service Period: Mar 31, 2026 - Apr 29, 2026

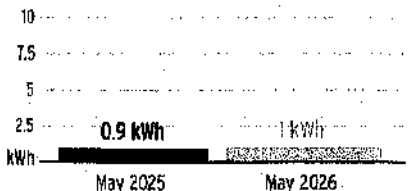
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	04/29/2026	911	882		29 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.63
Electric Service Cost		\$25.02
State Tax		\$2.11
Total Electric Cost, Local Fees and Taxes		\$27.13

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$27.13

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

Ways To Pay Your Bill

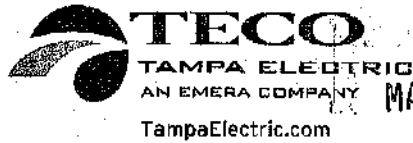
- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit 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.

01000028-0000678-Page 4 of 33



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

MAY 11 2026

Statement Date: May 05, 2026

Amount Due: \$22.72

Due Date: May 26, 2026
 Account #: 221009083710

Amount Due by May 26, 2026 \$22.72

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$23.46
Payment(s) Received Since Last Statement	-\$23.46
Current Month's Charges	\$22.72
Amount Due by May 26, 2026	\$22.72

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.

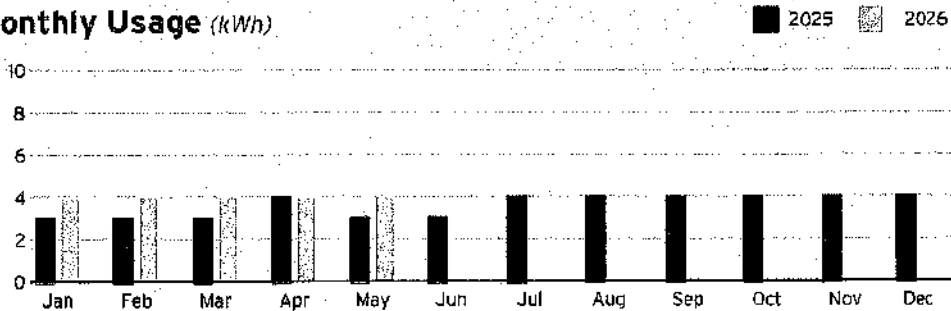
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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 #: 221009083710
 Due Date: May 26, 2026

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

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

Amount Due: \$22.72

Payment Amount: \$ _____

61313081071

Your account will be drafted on May 26, 2026

00004184 FTECO105382600202710 00000 03 00000000 18053 002

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

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

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



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

Account #: 221009083710
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Service Period: Mar 31, 2026 - Apr 29, 2026

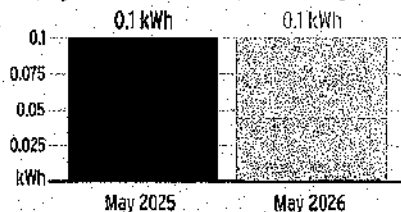
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886152	04/29/2026	125	121		4 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.52
Electric Service Cost		\$20.95
State Tax		\$1.77
Total Electric Cost, Local Fees and Taxes		\$22.72

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$22.72

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

Ways To Pay Your Bill

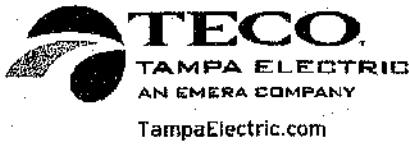
- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit 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:** 7-11
- 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.

00004184-0008907-Page 2 of 4



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

Statement Date: May 05, 2026

Amount Due: \$24.13

Due Date: May 26, 2026
Account #: 221009143712

RECEIVED
MAY 11 2026

Your Energy Insight

- Your average daily kWh used was 0% higher than the same period last year.
- Your average daily kWh used was 20% lower than it was in your previous period.

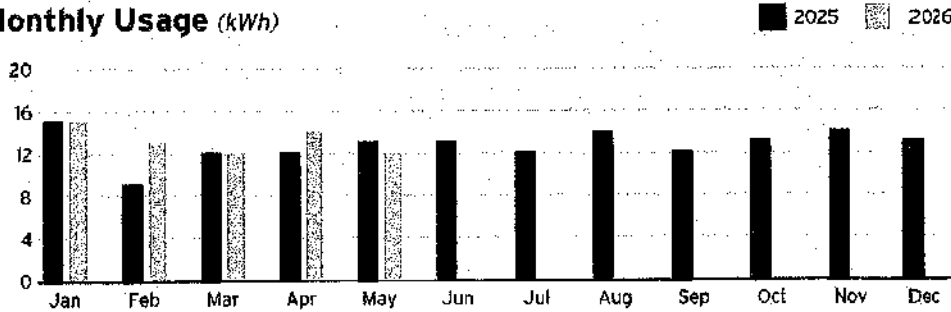
Scan here to view your account online.

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$25.23
Payment(s) Received Since Last Statement	-\$25.23
Current Month's Charges	\$24.13
Amount Due by May 26, 2026	\$24.13

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

Monthly Usage (kWh)



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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



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

Account #: 221009143712
Due Date: May 26, 2026

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

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

Amount Due:	\$24.13
Payment Amount: \$	_____

613113081072
Your account will be drafted on May 26, 2026

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

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

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



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

Account #: 221009143712
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Mar 31, 2026 - Apr 29, 2026

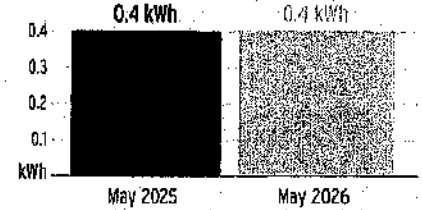
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	04/29/2026	378	366		12 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	12 kWh @ \$0.09202/kWh	\$1.10
Fuel Charge	12 kWh @ \$0.03516/kWh	\$0.42
Storm Protection Charge	12 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.25
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.13

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$24.13

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.

00000026-01006894-Page 16 of 30



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

Statement Date: May 05, 2026

Amount Due: \$22.72
Due Date: May 26, 2026
Account #: 221009143720

MAY 11 2026

DO NOT PAY: Your electricity will be disconnected on May 26, 2026.

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$23.46
Payment(s) Received Since Last Statement	-\$23.46
Current Month's Charges	\$22.72
Amount Due by May 26, 2026	\$22.72

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 **50% lower** than the same period last year.

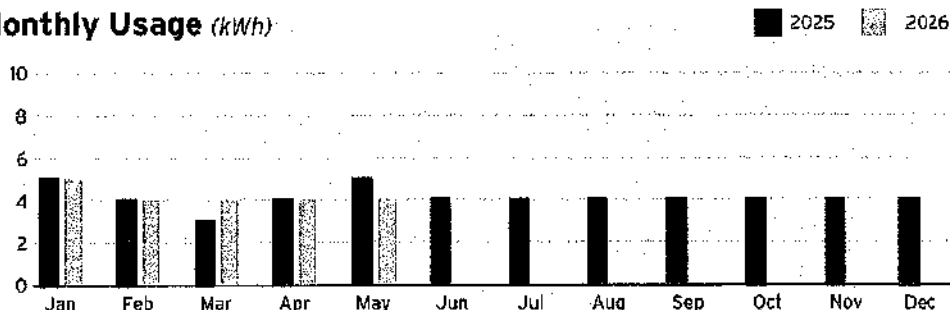
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

0000028-0000000-Page 7 of 30


Monthly Usage (kWh)



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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized. Stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety



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

Account #: 221009143720
Due Date: May 26, 2026

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

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

Amount Due: \$22.72
Payment Amount: \$ _____

613113081073

Your account will be drafted on May 26, 2026

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

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

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



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

Account #: 221009143720
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Mar 31, 2026 - Apr 29, 2026

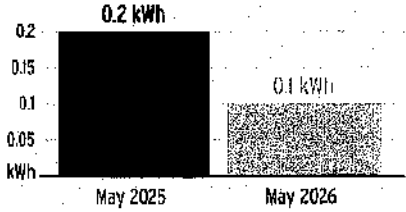
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	04/29/2026	121	117		4 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.52
Electric Service Cost		\$20.95
State Tax		\$1.77
Total Electric Cost, Local Fees and Taxes		\$22.72

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$22.72

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 3318
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.

0000028-000680-Page 8 of 80

Statement Date: May 05, 2026



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

MAY 11 2026

Amount Due: \$22.72
Due Date: May 26, 2026
Account #: 221009143738

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

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.

Account Summary

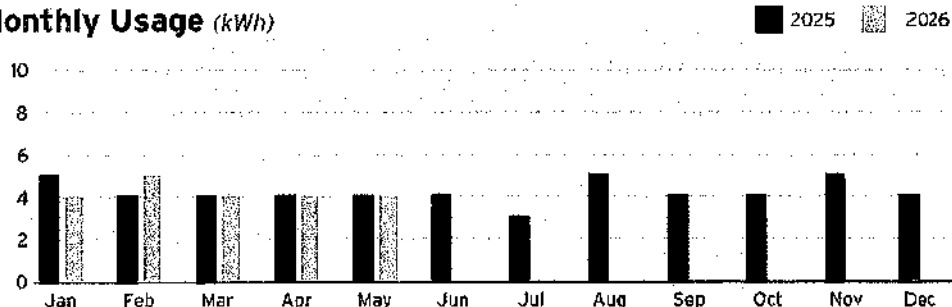
Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$23.46
Payment(s) Received Since Last Statement	-\$23.46
Current Month's Charges	\$22.72
Amount Due by May 26, 2026	\$22.72



Scan here to view your account online.


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

Monthly Usage (kWh)



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 26, 2026

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

Amount Due: \$22.72
Payment Amount: \$ _____

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

61313081074
Your account will be drafted on May 26, 2026

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

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

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

0000028-0000582-Page 11 of 30



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

Account #: 221009143738
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Mar 31, 2026 - Apr 29, 2026

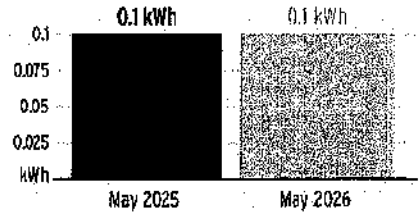
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	04/29/2026	127	123		4 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.52
Electric Service Cost		\$20.95
State Tax		\$1.77
Total Electric Cost, Local Fees and Taxes		\$22.72

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$22.72

00010028-0006582-Page 12 of 30

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

Ways To Pay Your Bill

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

Contact Us

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

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



WATERSET SOUTH CDD
 C/O WATERSET SOUTH CDD
 5081 NE 30TH ST, IRR
 APOLLO BEACH, FL 33572

Statement Date: May 05, 2026

Amount Due:	\$6.86
Due Date: May 26, 2026	
Account #: 221009251358	

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


Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	-\$17.63
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$17.63
Current Month's Charges	\$24.49
Amount Due by May 26, 2026	\$6.86

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

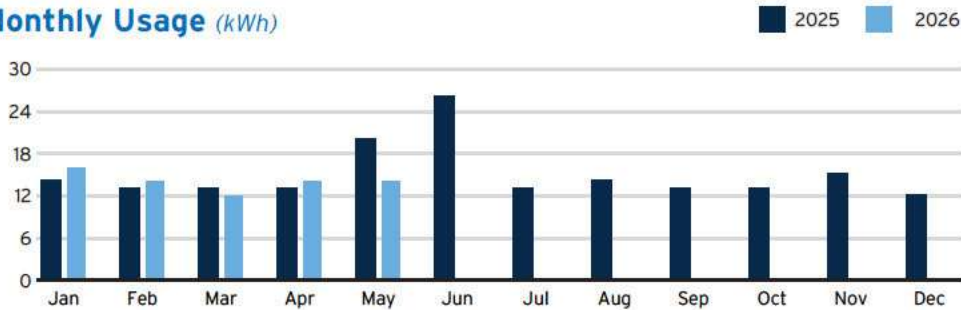
Your Energy Insight

- Your average daily kWh used was **16.67% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009251358
Due Date: May 26, 2026

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

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

Amount Due:	\$6.86
Payment Amount:	\$ _____

613113081075

Your account will be drafted on May 26, 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:
 5081 NE 30TH ST
 IRR, APOLLO BEACH, FL 33572

Account #: 221009251358
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Service Period: Mar 31, 2026 - Apr 29, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000419791	04/29/2026	308	294	14 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	14 kWh @ \$0.09202/kWh	\$1.29
Fuel Charge	14 kWh @ \$0.03516/kWh	\$0.49
Storm Protection Charge	14 kWh @ \$0.00568/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.58
State Tax		\$1.91
Total Electric Cost, Local Fees and Taxes		\$24.49

Total Current Month's Charges \$24.49

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

Contact Us

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

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



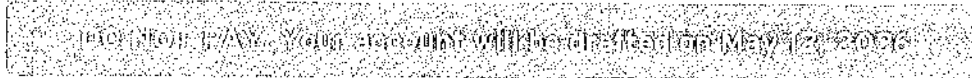
WATERSET SOUTH CDD
C/O WOLF CREEK PH A, D1
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

Statement Date: April 21, 2026

Amount Due: \$607.67

Due Date: May 12, 2026

Account #: 221009517212



Account Summary

Current Service Period: March 17, 2026 - April 15, 2026	
Previous Amount Due	\$607.67
Payment(s) Received Since Last Statement	-\$607.67
Current Month's Charges	\$607.67
Amount Due by May 12, 2026	\$607.67

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 #: 221009517212

Due Date: May 12, 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: \$607.67

Payment Amount: \$ _____

676075743408

Your account will be drafted on May 12, 2026

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

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

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





Service For:
6160 TURNBUCKLE DR
APOLLO BEACH, FL 33572

Account #: 221009517212
Statement Date: April 21, 2026
Charges Due: May 12, 2026

Service Period: Mar 17, 2026 - Apr 15, 2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	289 kWh @ \$0.03411/kWh	\$9.86
Fixture & Maintenance Charge	11 Fixtures	\$227.71
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	289 kWh @ \$0.03452/kWh	\$9.98
Storm Protection Charge	289 kWh @ \$0.00574/kWh	\$1.66
Clean Energy Transition Mechanism	289 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	289 kWh @ \$0.01230/kWh	\$3.55
Florida Gross Receipt Tax		\$0.65
State Tax		\$42.62
Lighting Charges		\$607.67

Total Current Month's Charges \$607.67

08086721-001-0780: Page 6 of 8

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**

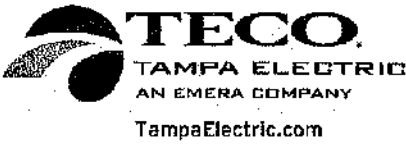
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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: May 05, 2026

Amount Due: \$2,306.47
 Due Date: May 26, 2026
 Account #: 221009541097

PRINTED PAYABLE TO: WATERSET SOUTH CDD, WATERSET WOLF CREEK PH E, APOLLO BEACH, FL 33572

MAY 11 2026

BY:

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$939.71
Payment(s) Received Since Last Statement	-\$939.71
Current Month's Charges	\$2,306.47
Amount Due by May 26, 2026	\$2,306.47

Scan here to view your account online.

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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety

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: May 26, 2026

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

Amount Due: \$2,306.47
 Payment Amount: \$ _____

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

673606624969 Your account will be drafted on May 26, 2026

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

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

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

00000268-00000688-Page 23 of 30



Service For:
 WATERSET WOLF CREEK PH E
 APOLLO BEACH, FL 33572

Account #: 221009541097
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Service Period: Mar 31, 2026 - Apr 29, 2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	874 kWh @ \$0.03411/kWh	\$29.81
Fixture & Maintenance Charge	46 Fixtures	\$764.06
Lighting Pole / Wire	46 Poles	\$1302.72
Lighting Fuel Charge	874 kWh @ \$0.03452/kWh	\$30.17
Storm Protection Charge	874 kWh @ \$0.00574/kWh	\$5.02
Clean Energy Transition Mechanism	874 kWh @ \$0.00043/kWh	\$0.38
Storm Surcharge	874 kWh @ \$0.01230/kWh	\$10.75
Florida Gross Receipt Tax		\$1.95
State Tax		\$161.61
Lighting Charges		\$2,306.47

Total Current Month's Charges \$2,306.47

Important Messages

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000028-00000000-Page 24 of 30

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
 5160 TURNBUCKLE DR
 APOLLO BEACH, FL 33572

MAY 11 2026

Statement Date: May 06, 2026

Amount Due: \$2,000.52

Due Date: May 27, 2026
 Account #: 221009546666

IMPORTANT: Your account will be drafted on May 27, 2026.

Account Summary

Current Service Period: April 01, 2026 - May 01, 2026	
Previous Amount Due	\$395.16
Payment(s) Received Since Last Statement	-\$395.16
Current Month's Charges	\$2,000.52
Amount Due by May 27, 2026	\$2,000.52

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

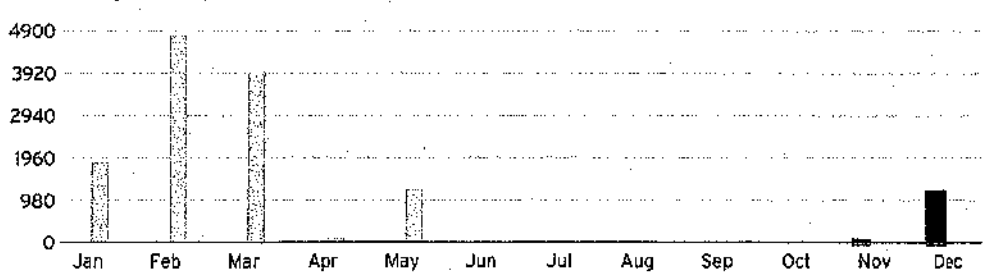
Your Energy Insight

Your average daily THMS used was **593.22% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



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

Smell Gas?

- Leave immediately and get to a safe location
- Call 911
- Call Peoples Gas at 877-832-6747



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

Account #: 221009546666
 Due Date: May 27, 2026

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

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

Amount Due: \$2,000.52

Payment Amount: \$ _____

600000884263

Your account will be drafted on May 27, 2026

00005247 FTeco105082622324510 00000 02 00000000 12351 002

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

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

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

00005247-0011276-Page 1 of 4



Service For:
 6160 TURNBUCKLE DR
 APOLLO BEACH, FL 33572

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

Meter Read

Service Period: Apr 01, 2026 - May 01, 2026

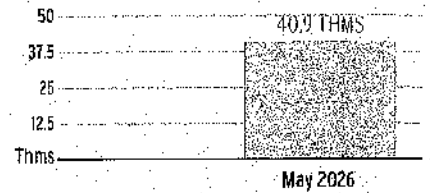
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ADX15885	05/01/2026	1,560	468	1,092 CCF	1,039	1.1168	1,267.1 Therms	31 Days

Charge Details

Natural Gas Charges			
Customer Charge			\$81.00
Distribution Charge	1,267.1 THMS @ \$0.47618		\$603.37
PGA	1,267.1 THMS @ \$0.90000		\$1,140.39
Florida Gross Receipts Tax			\$36.19
Natural Gas Service Cost			\$1,860.95
State Tax			\$139.57
Total Natural Gas Cost, Local Fees and Taxes			\$2,000.52

Avg THMS Used Per Day



Important Messages

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Total Current Month's Charges \$2,000.52

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

Ways To Pay Your Bill

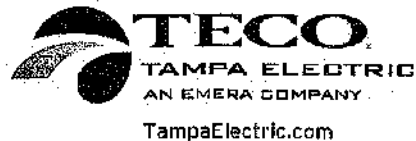
- Bank Draft**
Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at PeoplesGas.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences: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

Contact Us

- Residential Customer Care:**
 813-223-0800 (Tampa)
 863-299-0800 (Lakeland)
 352-622-0111 (Ocala)
 954-453-0777 (Broward)
 305-940-0139 (Miami)
 727-826-3333 (St. Petersburg)
 407-425-4662 (Orlando)
 904-739-1211 (Jacksonville)
 877-832-6747 (All Other Counties)
- Online:**
PeoplesGas.com
- Phone:**
Commercial Customer Care:
 866-832-6249
Hearing Impaired/TTY:
 7-1-1
Natural Gas Outage:
 877-832-6747
Natural Gas Energy Conservation Rebates:
 877-832-6747

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

0005247-0011276-Page 2 of 4



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

Statement Date: April 21, 2026

Amount Due: \$24.49
 Due Date: May 12, 2026
 Account #: 221009547813

Your Energy Insight



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



Savings made simple

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

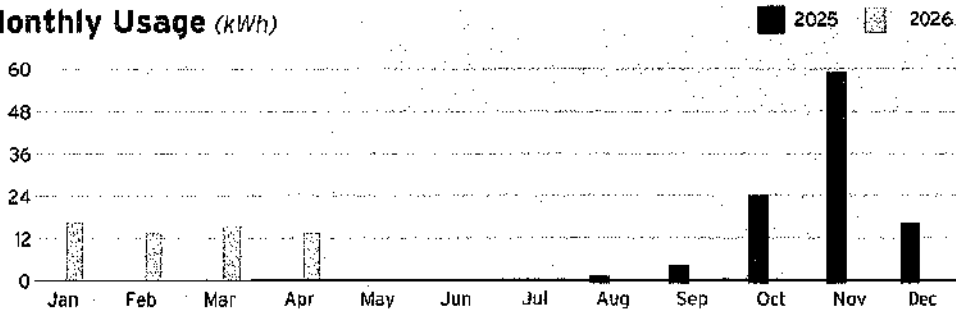
TECOaccount.com

Account Summary

Current Service Period: March 17, 2026 - April 15, 2026	
Previous Amount Due	\$25.57
Payment(s) Received Since Last Statement	-\$25.57
Current Month's Charges	\$24.49
Amount Due by May 12, 2026	\$24.49

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

Monthly Usage (kWh)



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

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



Account #: 221009547813
 Due Date: May 12, 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: \$24.49
 Payment Amount: \$ _____

676075743409

Your account will be drafted on May 12, 2026

00008721 FTECO104212622252110 00000 02 00000000 13556 004

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

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

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

00008721-0014776-Page 1 of 8





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

Account #: 221009547813
 Statement Date: April 21, 2026
 Charges Due: May 12, 2026

Meter Read

Meter Location: MAINT

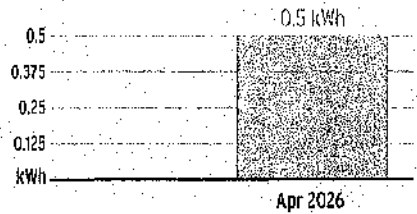
Service Period: Mar 17, 2026 - Apr 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000967360	04/15/2026	165	151	14 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	14 kWh @ \$0.09202/kWh	\$1.29
Fuel Charge	14 kWh @ \$0.03516/kWh	\$0.49
Storm Protection Charge	14 kWh @ \$0.00568/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.58
State Tax		\$1.91
Total Electric Cost, Local Fees and Taxes		\$24.49

Total Current Month's Charges \$24.49

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:** 7-11
- 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.

00000721-001-0718-Page 2 of 8



WATERSET SOUTH CDD
 C/O WATERSET SOUTH CDD
 WATERSET WOLF CREEK PH H1
 APOLLO BEACH, FL 33572

Statement Date: May 05, 2026

Amount Due:	\$2,607.31
Due Date: May 26, 2026	
Account #: 221009574676	

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

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$1,654.63
Payment(s) Received Since Last Statement	-\$1,654.63
Current Month's Charges	\$2,607.31
Amount Due by May 26, 2026	\$2,607.31

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



Scan here to view your account online.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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.

 **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.

Account #: 221009574676
Due Date: May 26, 2026

Amount Due:	\$2,607.31
Payment Amount:	\$ _____

673606624970
 Your account will be drafted on May 26, 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: May 05, 2026
Charges Due: May 26, 2026

Service Period: Mar 31, 2026 - Apr 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	988 kWh @ \$0.03411/kWh	\$33.70
Fixture & Maintenance Charge	52 Fixtures	\$863.72
Lighting Pole / Wire	52 Poles	\$1472.64
Lighting Fuel Charge	988 kWh @ \$0.03452/kWh	\$34.11
Storm Protection Charge	988 kWh @ \$0.00574/kWh	\$5.67
Clean Energy Transition Mechanism	988 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	988 kWh @ \$0.01230/kWh	\$12.15
Florida Gross Receipt Tax		\$2.21
State Tax		\$182.69
Lighting Charges		\$2,607.31

Total Current Month's Charges \$2,607.31

Important Messages

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

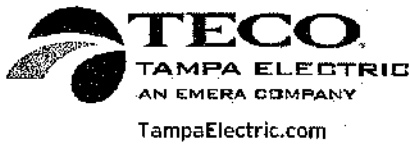
Ways To Pay Your Bill

- 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
2990 NE 19TH AVE, SIGN
APOLLO BEACH, FL 33572

Statement Date: May 05, 2026

Amount Due: \$29.23
Due Date: May 26, 2026
Account #: 221009609878

MAY 11 2026

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

Your Energy Insight

Your average daily kWh used was 233.33% higher than it was in your previous period.

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$24.52
Payment(s) Received Since Last Statement	-\$24.52
Current Month's Charges	\$29.23
Amount Due by May 26, 2026	\$29.23

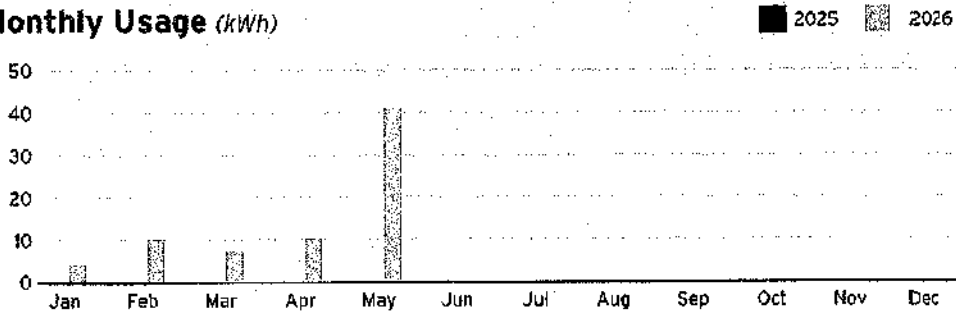
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

0000028-0000000-Page 27 of 30


Monthly Usage (kWh)



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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety



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

Account #: 221009609878

Due Date: May 26, 2026

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

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

Amount Due: \$29.23
Payment Amount: \$ _____

673606624971

Your account will be drafted on May 26, 2026

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

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

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



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

Account #: 221009609878
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Service Period: Mar 31, 2026 - Apr 29, 2026

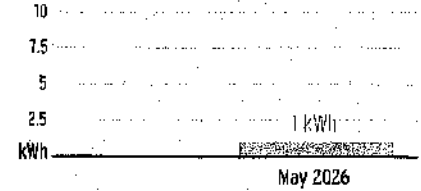
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086061	04/29/2026	72	31		41 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	41 kWh @ \$0.09202/kWh	\$3.77
Fuel Charge	41 kWh @ \$0.03516/kWh	\$1.44
Storm Protection Charge	41 kWh @ \$0.00568/kWh	\$0.23
Clean Energy Transition Mechanism	41 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	41 kWh @ \$0.02121/kWh	\$0.87
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.95
State Tax		\$2.28
Total Electric Cost, Local Fees and Taxes		\$29.23

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$29.23

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: 866-832-6249
Commercial Customer Care: 813-223-0800 (Hillsborough)
Residential Customer Care: 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.

40000028-0000801-Page 28 of 30

If you're struggling with your energy bill,

help is available.



TAMPA ELECTRIC PROGRAMS

We're committed to helping you stay connected.

- **Payment arrangements** - If you're struggling to meet your due date, you may qualify
- **TECO Share program** - Helps pay energy bills for customers facing a temporary crisis
- **Energy-saving programs** - We offer dozens of options to help lower your bill



COMMUNITY SUPPORT PROGRAMS

These programs may be able to assist.

- **LIHEAP** - See if you qualify for energy bill support by visiting the Low-Income Home Energy Assistance Program website on weekdays from 9 a.m. to 5 p.m.
- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older
- **Florida 211** - Provides local support for needs such as food, housing and medical services



Learn more at TampaElectric.com/PayAssist

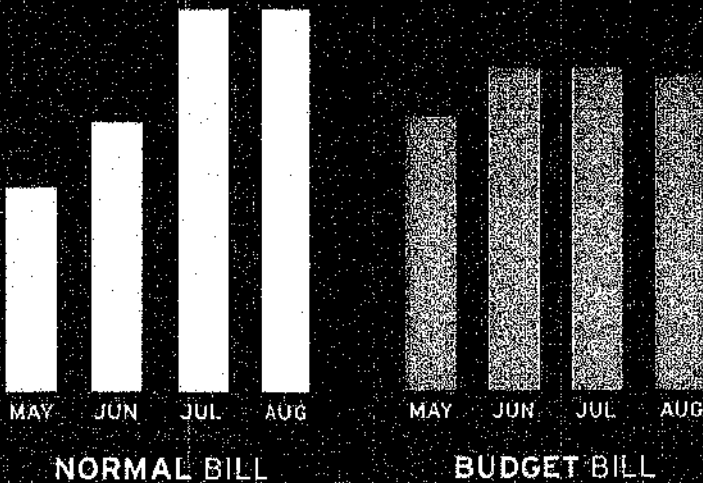


0000028-0606591-Page 29 of 30

Get a

STEADIER MONTHLY PAYMENT

With Budget Billing, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



Learn more at TampaElectric.com/BudgetBilling

