



Rizzetta & Company

# **Waterset South Community Development District**

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## **Board of Supervisors' Meeting November 9, 2023**

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

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

# **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

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

<b>District Board of Supervisors</b>	Amanda King Pete Williams Deneen Klenke Lynda McMorrow John Blakley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Ruben Durand	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Kutak Rock LLP
<b>District Engineer</b>	Tim Plate	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**  
**Waterset South Community**  
**Development District**

November 7, 2023

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset South Community Development District will be held on **Thursday, November 9, 2023, at 9:00 a.m.**, located at the offices of **Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.** The following is the revised final agenda for this meeting:

**BOARD OF SUPERVISORS' MEETING:**

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Aquatic Report .....(USC)
  - B. Landscape & Irrigation
    - i. Presentation of Landscape Inspection Report.....Tab 1
    - ii. Landscape Contractor Update.....Tab 2
    - iii. Irrigation Contractor Update .....Tab 3
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
    - i. Presentation of 3<sup>rd</sup> Quarter Website Audit.....Tab 4
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-01, Amended Budget.....Tab 5
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 12, 2023 .....Tab 6
  - B. Consideration of Operation & Maintenance Expenditures for September 2023 .....Tab 7
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 813-933-5571.

Sincerely,

*Ruben Durand*

Ruben Durand  
District Manager

# Tab 1

# WATERSET SOUTH

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## LANDSCAPE INSPECTION REPORT



October 31, 2023  
Rizzetta & Company  
John R. Toborg – Division Manager  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Updates, Waterset Club

## General Updates, Recent & Upcoming Maintenance Events:

- During the month of November, all Palms shall receive an application of 750# (15 – 50 lb. bags) of 8-0-12+4Mg fertilizer.
- Sunrise to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Sunrise is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

The following are action items for Sunrise to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold, underlined is info. or questions for the BOS.** **Orange** is for STAFF.

1. Crews need to make sure the area between the landscape buffer on the west side of 30<sup>th</sup> Street between Waterset Blvd. (WSBlvd.) and Covington Garden Dr. (CGD) is being maintained as there is tall turf present.
2. Make sure Spurge is being treated in the 30<sup>th</sup> Street median turf.
3. Maintain the Copperleaf Plants on the west side of 30<sup>th</sup> Street south of WSBlvd. at a standard consistent height.
4. Bougainvillea at WSBlvd. and 30<sup>th</sup> is already becoming defoliated and is wilting. Has Sunrise inspected this **and is irrigation 100% here?** (Pic 4>)
5. **There are at least four (4) dead Pine trees on the north side of WSBlvd. west of 30<sup>th</sup> Street. (Pic 5>)**
6. Treat turf weeds in the WSBlvd. median near WSBlvd. and Summer Sunset Dr.



# Waterset Club

7. The turf at Golden Nettle and Summer Sunset appears to be extremely dry. (Pic 7)



11. Spot treat turf weeds in the Summer Sunset pocket park on the south side of WS Blvd.

12. Several Jatropha need to be replaced in the newest section of WSS (D2) as well as the installing contractor needs to blanket spray an herbicide, as the majority of the turf is extremely weedy and not suitable to turn over to the CDD or maintenance contractor in its current condition.

13. It's not major, but the Muhlygrass beds on CGD under the power lines east of 30<sup>th</sup> Street need to be weeded.

8. In the Golden Nettle Pocket Park at Golden Nettle and Summer Sunset, there will probably be another dead Pine next month. (Pic 8)



9. There is a pool encroachment onto CDD property on Golden Nettle, and the resident is being very cooperative in remedying the damage. The swale needs to be re-graded and quality Bahia turf needs to be re-installed among other tasks. (Pics 9a & b>



10. Lodge poles already need to be replaced on the pond bank on the east side of Summer Sunset north of WS Blvd.

## **Tab 2**



# WATERSET SOUTH

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## LANDSCAPE INSPECTION REPORT



October 31, 2023  
Rizzetta & Company  
John R. Toborg – Division Manager  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

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10. Lodge poles already need to be replaced on the pond bank on the east side of Summer Sunset north of WS Blvd.



## **Tab 3**



DATE: November 2, 2023

PROJECT: Waterset South

RE: October Irrigation System Maintenance

Ballenger Irrigation completed the initial inspection of the system on October 23<sup>rd</sup> and the report noting any necessary repairs or concerns was sent to BrightView on October 25<sup>th</sup>. The irrigation controllers were adjusted during the inspection to reduce irrigation frequency since much of the plant material is beginning to show signs of becoming established. The communication modules were installed and activated in the A and B-controllers and are communicating as expected. The facepack in the C-controller is from 2021 and needs to be updated before the communication module can be installed. This was noted in the report to BrightView. On October 27<sup>th</sup>, flows were learned on the A and B-controllers, and this is now being monitored.

On October 18<sup>th</sup>, a mainline leak was reported in the center island of Waterset Blvd, south of the roundabout. Ballenger Irrigation was in the area and turned the water off at the reclaimed meter. BrightView was immediately notified and the repair was completed within two days.

The ET sensor located on the Hunter ACC controller at 30<sup>th</sup> Street and Goldcoast recorded 1.70" of ET and 1.05" of rain between October 1<sup>st</sup> and October 31<sup>st</sup>. There was only one significant rainfall event of 0.25" or more, and that occurred on October 12<sup>th</sup>, when 0.66" was recorded. Unfortunately, three-quarters of the monthly rainfall occurred over the course of two days, so for the remaining 29 days, there was very little rainfall.

The drought in the Tampa Bay area continues and conditions are worsening throughout the area. The southern half of Hillsborough County is currently experiencing extreme to severe drought and there is no relief in sight. As the area nears the end of the summer "rainy" season, the rainfall deficit is over 12". Current predictions are for a wetter than normal winter thanks to the return of El Nino, but only time will tell if the area receives sufficient rain to relieve the drought before next spring.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

*Gail Huff*

Gail Huff – C.L.I.A., Florida Water Star Certified





Mainline leak reported on October 18<sup>th</sup>.

## **Tab 4**



# Quarterly Compliance Audit Report

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## Waterset South

**Date:** October 2023 - 3rd Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



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

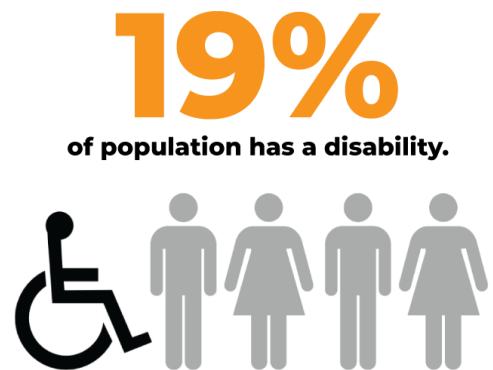
## Compliance Criteria

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)
X	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	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.



Sight, hearing, physical, cognitive.

## 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](http://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/sitertools/>



## 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 5**

## RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2022/2023, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on October 13, 2022, the Board of Supervisors ("**Board**") of the Waterset South Community Development District ("**District**") adopted Resolution 2023-02 providing for the adoption of the District's fiscal year 2022/2023 annual budget ("**Budget**"); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

**WHEREAS**, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2023-02 authorize the Board to amend the Budget; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

### **SECTION 1. BUDGET AMENDMENT.**

- a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget, attached hereto as **Exhibit "A"**, and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2022/2023.
- c. The Adopted Annual Budget, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Adopted Budget for the Waterset South Community Development District for the Fiscal Year Ending September 30, 2023 as amended and adopted by the Board of Supervisors effective November 9, 2023."

**SECTION 2. APPROPRIATIONS.**

There is hereby appropriated out of the revenues of the District, for Fiscal Year beginning October 1, 2022 and ending September 30, 2023, the sums set for the below, raised by the levy of assessments and otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ \_\_\_\_\_

TOTAL ALL FUNDS \$ \_\_\_\_\_

**SECTION 3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2023-02, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2023-02 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon passage and adoption by the Board.

**PASSED AND ADOPTED THIS 9TH DAY OF NOVEMBER, 2023.**

ATTEST:

**WATERSET SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: \_\_\_\_\_

**Exhibit A:** Amended Fiscal Year 2022/2023 Budget

**Exhibit A**

Amended Fiscal Year 2022/2023 Budget



Rizzetta & Company

# **Waterset South Community Development District**

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

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## **Amended Budget for Fiscal Year 2022/2023**



**Amended Budget**  
**Waterset South Community Development District**  
**General Fund**  
**Fiscal Year 2022-2023**

	Chart of Accounts Classification	Budget for 2022/2023	Change	Amended Budget 2022/2023
1				
2	<b>REVENUES</b>			
3				
4	Contributions & Donations from Private Sources			
5	Developer Contributions	\$ 221,000	\$ 33,000	\$ 254,000
6				
7	<b>TOTAL REVENUES</b>	<b>\$ 221,000</b>	<b>\$ 33,000</b>	<b>\$ 254,000</b>
8				
9	<b>EXPENDITURES - ADMINISTRATIVE</b>			
10				
11	Financial & Administrative			
12	Administrative Services	\$ 4,200		\$ 4,200
13	District Management	\$ 21,000		\$ 21,000
14	District Engineer	\$ 7,500		\$ 7,500
15	Disclosure Report	\$ 5,000		\$ 5,000
16	Trustees Fees	\$ 5,000		\$ 5,000
17	Financial & Revenue Collections	\$ 3,600		\$ 3,600
18	Accounting Services	\$ 19,200		\$ 19,200
19	Auditing Services	\$ 3,500		\$ 3,500
20	Arbitrage Rebate Calculation	\$ 500		\$ 500
21	Miscellaneous Mailings	\$ 500		\$ 500
22	Public Officials Liability Insurance	\$ 3,000		\$ 3,000
23	Legal Advertising	\$ 5,000		\$ 5,000
24	Dues, Licenses & Fees	\$ 175		\$ 175
25	Miscellaneous Fees	\$ 500		\$ 500
26	Tax Collector /Property Appraiser Fees	\$ 250		\$ 250
27	Website Hosting, Maintenance, Backup (and Email)	\$ 5,000		\$ 5,000
28	Legal Counsel			
29	District Counsel	\$ 30,000		\$ 30,000
30				
31	<b>Administrative Subtotal</b>	<b>\$ 113,925</b>		<b>\$ 113,925</b>
32				
33	<b>EXPENDITURES - FIELD OPERATIONS</b>			
34				
35	Other Physical Environment			
36	General Liability Insurance	\$ 3,075		\$ 3,075
37	Property Insurance	\$ 4,000		\$ 4,000
38	Contingency			
39	Miscellaneous Contingency	\$ 100,000	\$ 33,000	\$ 133,000
40				
41	<b>Field Operations Subtotal</b>	<b>\$ 107,075</b>	<b>\$ 33,000</b>	<b>\$ 140,075</b>
42				
43	<b>TOTAL EXPENDITURES</b>	<b>\$ 221,000</b>	<b>\$ 33,000</b>	<b>\$ 254,000</b>
44				
45	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>		
46				

## **Tab 6**

**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, October 12, 2023, at 9:05 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

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

Also present were:

Ruben Durand	<b>District Manager, Rizzetta &amp; Co.</b>
Alyssa Willson	<b>District Counsel, Kutak Rock LLP</b>
Kate John	<b>District Counsel, Kutak Rock LLP</b>
John Toborg	<b>Field Services, Rizzetta</b>
Daniel Simoes	<b>Representative, Sunrise Landscape</b>
Jay Grimaldi	<b>Representative, Sunrise Landscape</b>
Katiria Parodi	<b>Clubhouse Manager, Castle Group</b>
Tony Smith	<b>Representative, Sitex Aquatics</b>
Paul Valna	<b>Representative, Ballenger Irrigation</b>

Audience	<b>Not Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Durand called the meeting to order and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience / No comments

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics**

**1. Presentation of Waterway Inspection Report**

Mr. Smith presented report.

**B. District Counsel**

Ms. Willson provided updates.

**C. District Engineer**

Not present. No report.

**D. District Manager**

Mr. Durand advised the Board that the next meeting will be held on November 9, 2023 at 9:00 a.m., at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.

**FOURTH ORDER OF BUSINESS**

**Presentation of Tri-Party Agreement  
for Recreational Facilities**

On a motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Tri-Party Agreement for Recreational Facilities, for the Waterset South Community Development District.
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**FIFTH ORDER OF BUSINESS**

**Ratification of Landscape and  
Maintenance Agreement**

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board ratified the Landscape and Maintenance Agreement, for the Waterset South Community Development District.
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**SIXTH ORDER OF BUSINESS**

**Presentation of Waterset South CDD  
Series 2022 – Arbitrage**

On a motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Waterset South CDD Series 2022 – Arbitrage, for the Waterset South Community Development District.
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**SEVENTH ORDER OF BUSINESS**

**Consideration of Sitex Work  
Authorization**

On a motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Sitex Work Authorization, upon conveyance of the property and bill of sale, for the Waterset South Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution, Amending  
and Restating the 2023/2024  
Appropriation Resolution Reflecting  
the Debt Service Fund**

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board adopted the Resolution, Amending and Restating the 2023/2024 Appropriation Resolution Reflecting the Debt Service Fund, for the Waterset South Community Development District.

**NINTH ORDER OF BUUSINESS**

**Consideration of Board of Supervisors  
Regular Meeting Minutes for  
August 10, 2023**

On a motion by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Regular Meeting Minutes for August 10, 2023, for the Waterset South Community Development District.

**TENTH ORDER OF BUUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for  
July & August 2023**

**July 2023 - \$23,572.01  
August 2023 - \$25,713.63**

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the Operations & Maintenance Expenditures for July 2023 (**\$23,572.01**) & August 2023 (**\$25,713.63**), for the Waterset South Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Klenke requested that access cards and lanyards to be paid by Waterset South

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

<p>On a motion by Mr. Blakley, seconded by Ms. McMorrow, the Board adjourned the meeting at 10:00 a.m., for the Waterset South Community Development District.</p>
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Assistant Secretary

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Chair / Vice Chair

## **Tab 7**

# Waterset South Community Development District

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

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

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

## **Operations and Maintenance Expenditures September 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,256.73**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary



## Waterset South Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	100070	19184	Policy #100123954 10/01/2023-11/01/2024	\$ 5,200.00
Hillsborough County BOCC	ACH	2643318705 07/23 ACH	5568 Waterset Blvd. 07/23	\$ 1,197.81
Hillsborough County BOCC	ACH	2643318705 08/23	5568 Waterset Blvd. 08/23	\$ 548.56
Kutak Rock, LLP	100068	3268206	General Counsel - Legal Services 07/23	\$ 3,668.00
Rizzetta & Company, Inc.	100066	INV0000083175	District Management Fees 09/23	\$ 4,100.00
Sitex Aquatics, LLC	100067	7548	Remove Cattails from Ponds 07//23	\$ 17,865.00
Sitex Aquatics, LLC	100069	7660B-19	Monthly Lake Maintenance 09/23	\$ 1,960.00
TECO	ACH	221008801724 08/23 ACH	Lighting Services 08/23	\$ 6,067.63
TECO	ACH	221009083702 08/23 ACH	Lighting Services 08/23	\$ 325.71
TECO	ACH	221009083710 08/23 ACH	Lighting Services 08/23	<u>\$ 324.02</u>
<b>Report Total</b>				<b><u>\$ 41,256.73</u></b>



# INVOICE

<b>Customer</b>	Wataset South Community Development District
<b>Acct #</b>	1282
<b>Date</b>	08/28/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 5,200.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19184
100123954	

Thank You

Please detach and return with payment



Customer: Wataset South Community Development District

Invoice	Effective	Transaction	Description	Amount
19184	10/01/2023	Renew policy	Policy #100123954 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 8/28/2023	5,200.00

<b>Total</b>
\$ 5,200.00

Thank You



FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939  sclimer@egisadvisors.com	<b>Date</b>
		08/28/2023



Hillsborough County Florida

S-Page 1 of 4

<b>CUSTOMER NAME</b> WATERSET SOUTH CDD	<b>ACCOUNT NUMBER</b> 2643318705	<b>BILL DATE</b> 08/17/2023	<b>DUE DATE</b> 09/07/2023
--------------------------------------------	-------------------------------------	--------------------------------	-------------------------------



**Summary of Account Charges**

Previous Balance	\$701.76
Net Payments - Thank You	\$-701.76
Total Account Charges	<b>\$1,197.81</b>
<b>AMOUNT DUE</b>	<b>\$1,197.81</b>

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



Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 2643318705**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



WATERSET SOUTH CDD  
3434 COLWELL AVENUE  
TAMPA FL 33614-8390

2,000 8

<b>DUE DATE</b>	09/07/2023
<b>AMOUNT DUE</b>	\$1,197.81
<b>AMOUNT PAID</b>	

0026433187056 00001197813



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	08/17/2023	09/07/2023

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

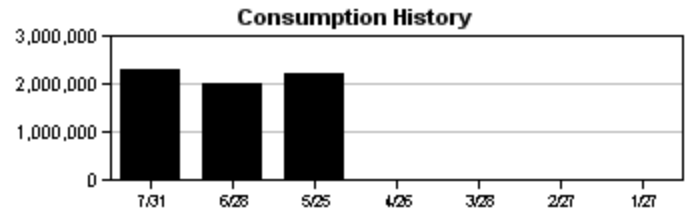
S-Page 2 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	06/28/2023	4187796	07/31/2023	6482025	2294229 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$877.48  
**Total Service Address Charges \$877.48**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	08/17/2023	09/07/2023

Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG

S-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	07/06/2023	0	07/31/2023	92649	92649 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$54.44  
**Total Service Address Charges \$54.44**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	08/17/2023	09/07/2023

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG  
S-Page 3 of 4

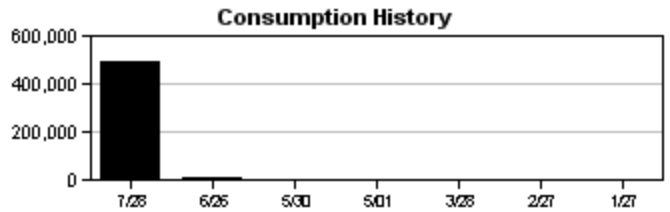


METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	06/26/2023	6641	07/28/2023	499134	492493 GAL	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$96.05  
**Total Service Address Charges \$96.05**

An estimated read was used to calculate your bill



Hillsborough County Florida

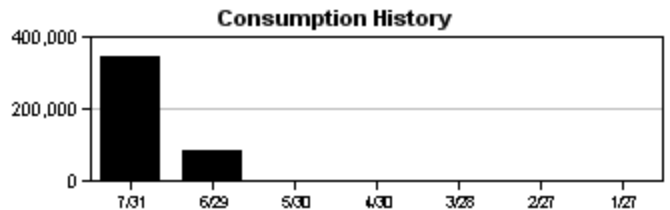
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	08/17/2023	09/07/2023

Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG  
S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	06/29/2023	84365	07/31/2023	426366	342001 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$159.90  
**Total Service Address Charges \$159.90**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	08/17/2023	09/07/2023

**Service Address:** 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

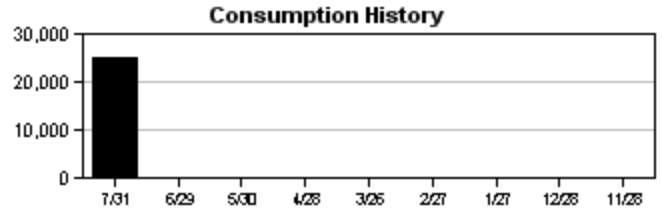
S-Page 4 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	06/29/2023	25	07/31/2023	24926	24903 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$9.94
<b>Total Service Address Charges</b>	<b>\$9.94</b>





Hillsborough County Florida

S-Page 1 of 4

<b>CUSTOMER NAME</b> WATERSET SOUTH CDD	<b>ACCOUNT NUMBER</b> 2643318705	<b>BILL DATE</b> 09/18/2023	<b>DUE DATE</b> 10/09/2023
--------------------------------------------	-------------------------------------	--------------------------------	-------------------------------



**Summary of Account Charges**

Previous Balance	\$1,197.81
Net Payments - Thank You	\$-1,197.81
Bill Corrections	\$-66.41
Total Account Charges	<b>\$614.97</b>
<b>AMOUNT DUE</b>	<b>\$548.56</b>

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2643318705



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



WATERSET SOUTH CDD  
3434 COLWELL AVENUE  
TAMPA FL 33614-8390

1,892 8

<b>DUE DATE</b>	10/09/2023
<b>AMOUNT DUE</b>	\$548.56
<b>AMOUNT PAID</b>	

0026433187056 00000548560

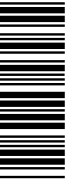


Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	09/18/2023	10/09/2023

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

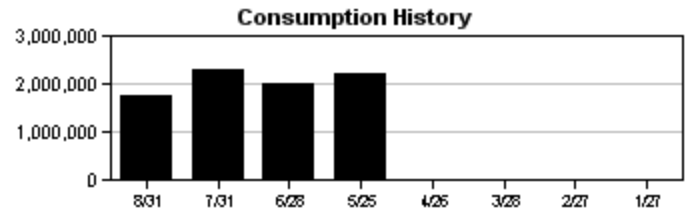
S-Page 2 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	07/31/2023	6482025	08/31/2023	8232689	1750664 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$502.42
<b>Total Service Address Charges</b>	<b>\$502.42</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	09/18/2023	10/09/2023

Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	07/31/2023	92649	08/31/2023	153262	60615 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$32.33
<b>Total Service Address Charges</b>	<b>\$32.33</b>







Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	09/18/2023	10/09/2023

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

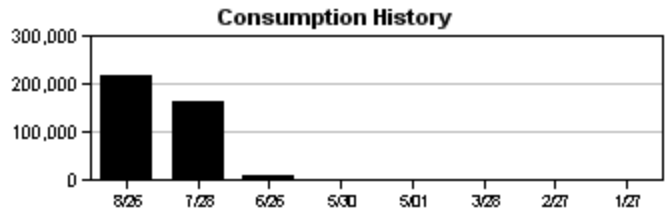
S-Page 3 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	07/28/2023	169495	08/26/2023	386287	216792 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$37.73  
**Total Service Address Charges \$37.73**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	09/18/2023	10/09/2023

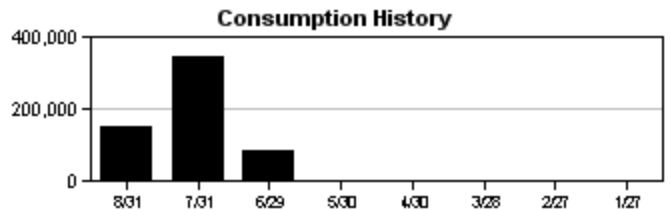
Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	07/31/2023	426366	08/31/2023	576215	149851 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$34.38  
**Total Service Address Charges \$34.38**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	09/18/2023	10/09/2023

**Service Address:** 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

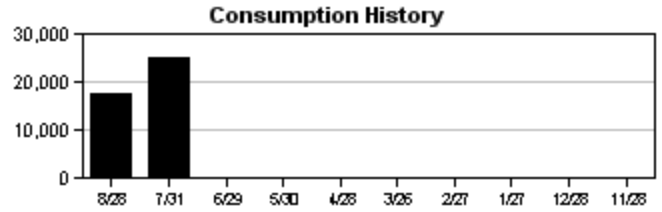
S-Page 4 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	07/31/2023	24926	08/28/2023	42539	17613 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$8.11
<b>Total Service Address Charges</b>	<b>\$8.11</b>



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3268206

Client Matter No. 28623-1

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

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

Invoice No. 3268206  
28623-1

Re: General Counsel

For Professional Legal Services Rendered

07/03/23	K. John	0.80	200.00	Revise interlocal agreement
07/05/23	K. John	2.30	575.00	Review and revise landscape and irrigation maintenance agreements
07/05/23	M. Rigoni	0.30	82.50	Work session with John regarding indemnification language
07/06/23	K. John	1.30	325.00	Prepare aquatic maintenance and landscape maintenance agreements
07/06/23	A. Willson	0.60	177.00	Confer with Durand regarding meeting agenda and landscape maintenance agreement
07/07/23	A. Willson	0.20	59.00	Confer with Mai regarding interlocal agreement
07/08/23	K. John	0.60	150.00	Review agenda; prepare board meeting materials
07/11/23	A. Willson	0.20	59.00	Confer with Lasher regarding methodology items
07/12/23	A. Willson	0.30	88.50	Review meeting agenda; prepare materials for board meeting; confer with Durand regarding landscape proposal

**KUTAK ROCK LLP**

Waterset South CDD  
August 30, 2023  
Client Matter No. 28623-1  
Invoice No. 3268206  
Page 2

07/13/23	K. John	1.30	325.00	Follow up from board meeting; review and revise interlocal agreement
07/13/23	A. Willson	0.90	265.50	Attend board meeting; post meeting follow up
07/14/23	K. John	1.20	300.00	Prepare interlocal agreement
07/18/23	J. Gillis	0.10	16.00	Follow up from Board meeting
07/18/23	A. Willson	0.80	236.00	Review revised interlocal; confer with King regarding same; confer with Toborg and Durand regarding landscape and irrigation proposals
07/19/23	J. Gillis	0.90	144.00	Draft irrigation maintenance services agreement with Ballenger
07/20/23	K. John	1.60	400.00	Prepare irrigation maintenance agreement
07/31/23	A. Willson	0.90	265.50	Confer with Kronick regarding meeting agenda items; review Woster resignation; review and revise budget resolution items and direct collection agreement; confer with King regarding direct collection agreement and interlocal agreement; confer with Durand regarding landscape and irrigation proposals
TOTAL HOURS		14.30		
TOTAL FOR SERVICES RENDERED				\$3,668.00
TOTAL CURRENT AMOUNT DUE				<u>\$3,668.00</u>

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

**Invoice**

Date	Invoice #
9/1/2023	INV0000083175

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,600.00	\$1,600.00
Administrative Services	1.00	\$350.00	\$350.00
Financial & Revenue Collections	1.00	\$300.00	\$300.00
Management Services	1.00	\$1,750.00	\$1,750.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,100.00
		<b>Total</b>	\$4,100.00

# INVOICE

**SITEX Aquatics llc.**

PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com

+1 (813) 564-2322

## Waterset South CDD

**Bill to**

Waterset South CDD  
9428 Camden Field Pkwy  
Riverview, FL 33578

**Ship to**

Waterset South CDD  
9428 Camden Field Pkwy  
Riverview, FL 33578

**Invoice details**

Invoice no.: 7548  
Terms: Net 30  
Invoice date: 07/03/2023  
Due date: 08/02/2023

Product or service	Amount
1. <b>Additional Services</b>	1 unit × \$17,865.00
Removal of cattails on ponds 1,2,3,4,5,11,12,13,14 & 16 All cattails in coordinating ponds will be cut at water level Debris will be hauled off and disposed off site Follow-up herbicide treatment of cattail spriggs included	
<b>Total</b>	<b>\$17,865.00</b>

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219 US  
+1 8135642322  
office@sitexaquatics.com

# Invoice

**BILL TO**

Waterset South CDD  
9428 Camden Field Pkwy  
Riverview, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7660B-19	09/01/2023	\$1,960.00	10/01/2023	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>Lake Maintenance</b>	Monthly Lake Maintenance 18 Ponds	1	1,960.00	1,960.00

SUBTOTAL	1,960.00
TAX	0.00
TOTAL	1,960.00
BALANCE DUE	<b>\$1,960.00</b>



**WATERSET SOUTH CDD**  
 C/O WOLF CREEK PH A, D1  
 5586 SUMMER SUNSET DR  
 APOLLO BEACH, FL 33572-2246

**Statement Date:** September 05, 2023


**Amount Due: \$6,067.63**

**Due Date:** September 26, 2023  
**Account #:** 221008801724

**Account Summary**

<b>Current Service Period:</b> July 29, 2023 - August 29, 2023	
Previous Amount Due	\$11,290.80
Payment(s) Received Since Last Statement	-\$11,290.80
Miscellaneous Credits	-\$4,502.48
Credit balance after payments and credits	-\$4,502.48
<b>Current Month's Charges</b>	<b>\$10,570.11</b>
<b>Amount Due by September 26, 2023 \$6,067.63</b>	

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



Scan here to view your account online.

**SEE HOW YOU CAN SAVE**

with tips from our energy experts.




[TampaElectric.com/BizSavingsTips](http://TampaElectric.com/BizSavingsTips)

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



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

**Account #:** 221008801724  
**Due Date:** September 26, 2023

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**Amount Due: \$6,067.63**

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

646445735876

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.

6464457358762210088017240000006067635






**Service For:**  
 5586 SUMMER SUNSET DR  
 APOLLO BEACH, FL 33572-2246

**Account #: 221008801724**  
**Statement Date: September 05, 2023**  
**Charges Due: September 26, 2023**

**Service Period:** Jul 29, 2023 - Aug 29, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
Lighting Energy Charge	4351 kWh @ \$0.03511/kWh	\$152.76
Fixture & Maintenance Charge	229 Fixtures	\$3737.28
Lighting Pole / Wire	229 Poles	\$6363.91
Lighting Fuel Charge	4351 kWh @ \$0.05169/kWh	\$224.90
Storm Protection Charge	4351 kWh @ \$0.01466/kWh	\$63.79
Clean Energy Transition Mechanism	4351 kWh @ \$0.00036/kWh	\$1.57
Storm Surcharge	4351 kWh @ \$0.00326/kWh	\$14.18
Florida Gross Receipt Tax		\$11.72
<b>Lighting Charges</b>		<b>\$10,570.11</b>

**Total Current Month's Charges \$10,570.11**


 <b>Miscellaneous Credits</b>	
Sales Tax Credit	-\$4,502.48
<b>Total Current Month's Credits</b>	<b>-\$4,502.48</b>


## Important Messages


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 P.O. Box 31318  
 Tampa, FL 33631-3318  
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 **Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.

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

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

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**Phone:**  
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 866-832-6249

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

**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

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

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


Statement Date: September 05, 2023

<b>Amount Due:</b>	<b>\$325.71</b>
<b>Due Date:</b> September 26, 2023	
<b>Account #:</b> 221009083702	

### Account Summary

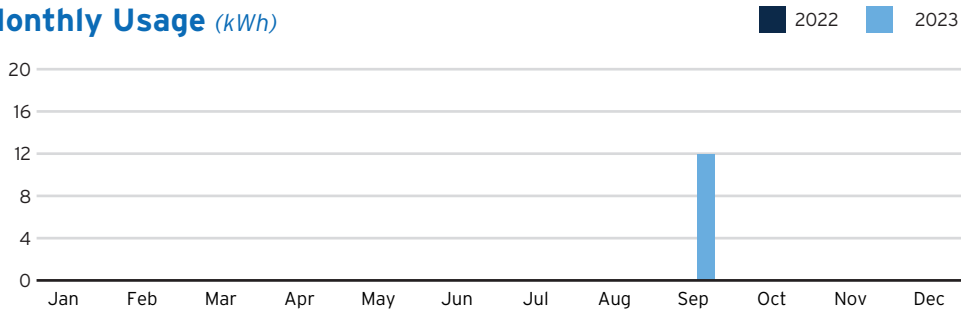
<b>Current Service Period:</b> August 16, 2023 - August 29, 2023	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$325.71</b>
<b>Amount Due by September 26, 2023</b>	
<b>\$325.71</b>	

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



Scan here to view your account online.

### Monthly Usage (kWh)



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## SEE HOW YOU CAN SAVE

with tips from our energy experts.




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



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

**Account #:** 221009083702  
**Due Date:** September 26, 2023

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

<b>Amount Due:</b>	<b>\$325.71</b>
<b>Payment Amount:</b>	\$ _____

647680301288

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.

6476803012882210090837020000000325712



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

**Account #: 221009083702**  
**Statement Date: September 05, 2023**  
**Charges Due: September 26, 2023**

## Meter Read

**Meter Location:** IRRG

**Service Period:** Aug 16, 2023 - Aug 29, 2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	08/29/2023	12		0		12 kWh	1	14 Days

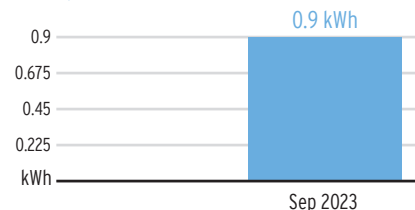
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	14 days @ \$0.75000	\$10.50
Energy Charge	12 kWh @ \$0.07990/kWh	\$0.96
Fuel Charge	12 kWh @ \$0.05239/kWh	\$0.63
Storm Protection Charge	12 kWh @ \$0.00400/kWh	\$0.05
Clean Energy Transition Mechanism	12 kWh @ \$0.00427/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.01061/kWh	\$0.13
Florida Gross Receipt Tax		\$0.32
<b>Electric Service Cost</b>		<b>\$12.64</b>
State Tax		\$1.07
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$13.71</b>

<b>Other Fees and Charges</b>	
Electric Security Deposit	\$200.00
Elec Connection Chrg Initial	\$112.00
<b>Total Other Fees and Charges</b>	<b>\$312.00</b>

**Total Current Month's Charges \$325.71**

## Avg kWh Used Per Day



## Important Messages


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

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 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1
- Power Outage:**  
877-588-1010
- Energy-Saving Programs:**  
813-275-3909

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

**Statement Date:** September 05, 2023


**Amount Due:** **\$324.02**

**Due Date:** September 26, 2023  
**Account #:** 221009083710

**Account Summary**

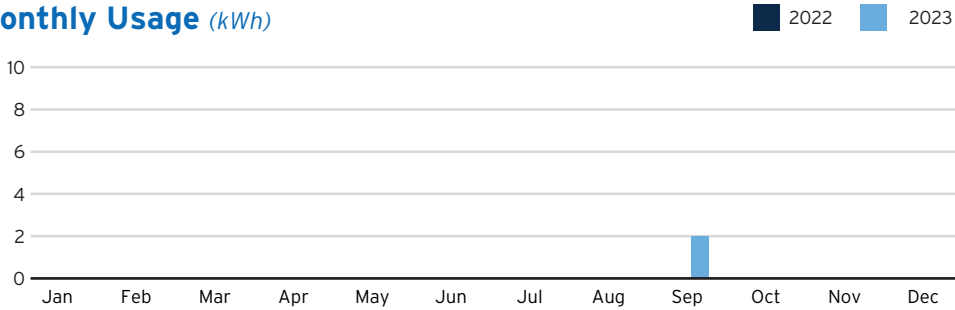
<b>Current Service Period:</b> August 16, 2023 - August 29, 2023	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$324.02</b>
<b>Amount Due by September 26, 2023</b>	
	<b>\$324.02</b>

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



Scan here to view your account online.

**Monthly Usage (kWh)**




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



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

**Account #:** 221009083710  
**Due Date:** September 26, 2023

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

**Amount Due:** **\$324.02**

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

647680301289

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

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 TAMPA, FL 33631-3318

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

6476803012892210090837100000000324021



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

**Account #: 221009083710**  
**Statement Date: September 05, 2023**  
**Charges Due: September 26, 2023**

## Meter Read

**Service Period:** Aug 16, 2023 - Aug 29, 2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886162	08/29/2023	2		0		2 kWh	1	14 Days

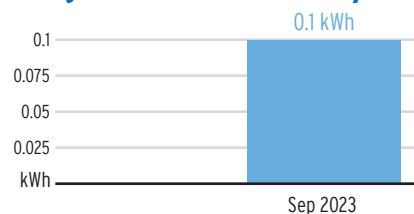
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	14 days @ \$0.75000	\$10.50
Energy Charge	2 kWh @ \$0.07990/kWh	\$0.16
Fuel Charge	2 kWh @ \$0.05239/kWh	\$0.10
Storm Protection Charge	2 kWh @ \$0.00400/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00427/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.01061/kWh	\$0.02
Florida Gross Receipt Tax		\$0.28
<b>Electric Service Cost</b>		<b>\$11.08</b>
State Tax		\$0.94
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$12.02</b>

<b>Other Fees and Charges</b>	
Electric Security Deposit	\$200.00
Elec Connection Chrg Initial	\$112.00
<b>Total Other Fees and Charges</b>	<b>\$312.00</b>

**Total Current Month's Charges \$324.02**

## Avg kWh Used Per Day



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