



Rizzetta & Company

# **Waterset South Community Development District**

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**Board of Supervisors' Meeting  
December 14, 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<br>Pete Williams<br>Deneen Klenke<br>Lynda McMorrow<br>John Blakley | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>              | 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**

December 7, 2023

**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, December 14, 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 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 .....Tab 1
  - B. Landscape and Irrigation
    - i. Presentation of Landscape Inspection Report .....Tab 2
    - ii. Landscape Contractor Update.....(USC)
    - iii.Irrigation Contractor Update ..... Tab 3
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
- 4. BUSINESS ITEMS**
  - A. Ratification of Phase G1 Tracts .....Tab 4
  - B. Consideration of Sitex Proposal for Addition Ponds .....Tab 5
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 9, 2023 .....Tab 6
  - B. Consideration of Operations and Maintenance Expenditures for October 2023.....Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

*Ruben Durand*

Ruben Durand  
District Manager

# Tab 1

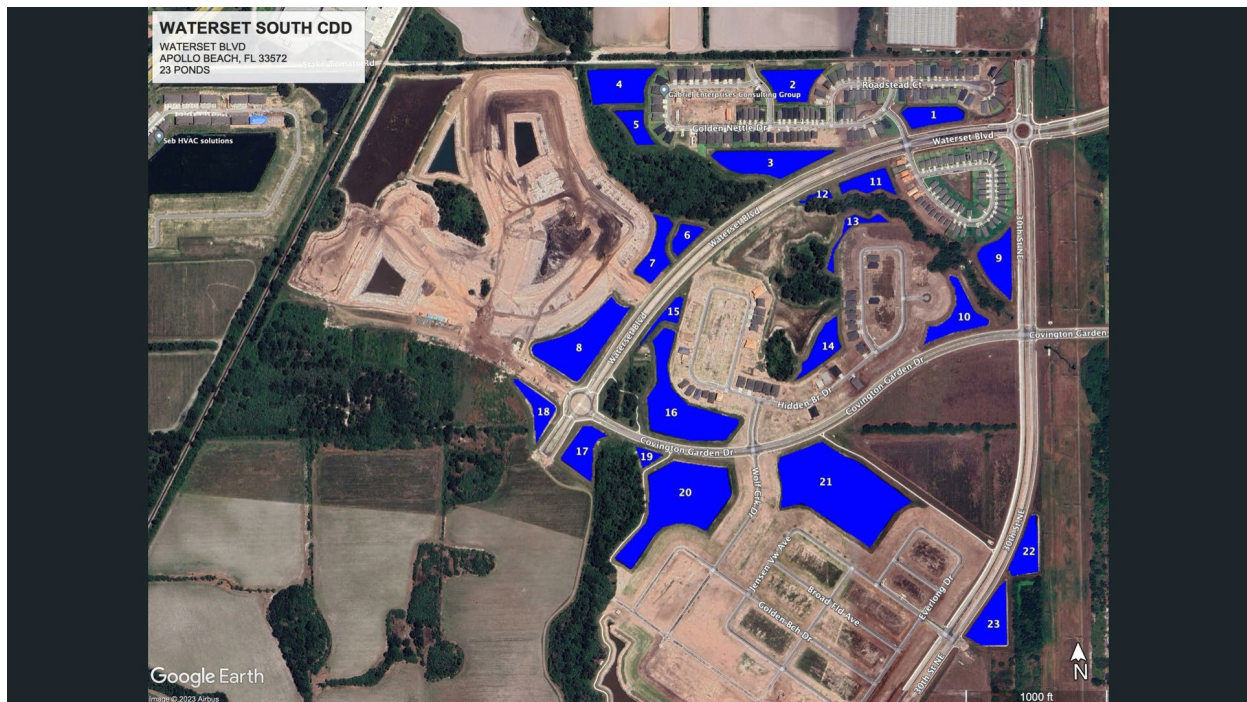
From: [Devin Cole](#)  
To: [Bobby Gandy](#)  
Subject: [EXTERNAL] Water set south report  
Date: Monday, December 4, 2023 7:46:41 PM  
Attachments: C:\B\7\14-0120-470-020E-0004040202E.png  
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# MONTHLY REPORT

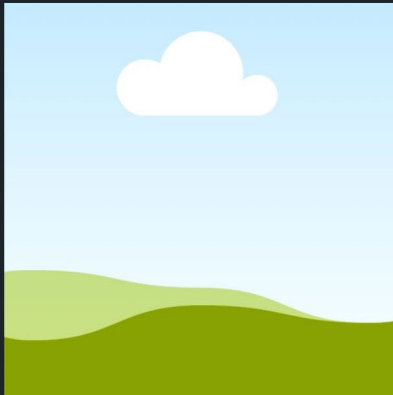
DECEMBER, 2023



Prepared for: Ruben Durand  
Prepared By: Devon Craig

## SUMMARY:

The new addition ponds were serviced in November. Cooler air temps will definitely slow growth down. Generally speaking water levels are still low. Preventative treatments are still taking place as a result of the lack of summer rainfall. Overall ponds are looking good heading into December. Merry Christmas



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.

Thanks

Devon Craig  
Field Operations Manager  
941.201.7287  
[www.sitexaquatics.com](http://www.sitexaquatics.com)



## **Tab 2**

# WATERSET SOUTH

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## LANDSCAPE INSPECTION REPORT



December 5, 2023  
Rizzetta & Company  
John R. Toborg – Division Manager  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

## General Updates, Recent & Upcoming Maintenance Events:

- The next fertilizer applications are in February.

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. What is the irrigation frequency and duration for the Bougainvillea beds on the perimeter islands surrounding the Waterset Blvd. (WSBlvd.) 30<sup>th</sup> Street roundabout? Plants are still very thin and yellow. Is there too much water? (Pic 1)



5. **As mentioned in Item 4, turf condition and quality remains a large issue of concern along both sides and the median of WSBlvd. between 30<sup>th</sup> Street and the CGD roundabout. This falls largely on the installing contractor and should be remedied by them through the Developer. (Pic 5>)**



2. Inspect turf on the west side of 30<sup>th</sup> Street between WSBlvd. and Covington Garden Dr. (CGD) for bare spots, spurge and treat all active fire ant mounds. (Pic 2>)

3. In the same area where four Pines have already died, I will continue to watch a couple Sabal Palms that are beginning to yellow (NW corner of the WSBlvd./;30<sup>th</sup> Street intersection. (Pic 3>)

4. Turf weeds and turf color continue to be an issue in most of the turf in the Waterset South – mostly in the newest turnover areas of D2. (Pic 4>)



# Waterset Blvd. South Extension, Golden Nettle, Summer Sunset

6. There is more unhealthy turf on the south ROW of WSBlvd. east of Summer Sunset. There are some areas of turf east and west of Summer Sunset that were adversely affected by a broken water main that occurred. However, this has been rectified now for several weeks. This may be one of those areas. Weeds remain an issue. (Pic 6>)



9. I think a Drake Elm needs to be replaced under warranty at the intersection of Golden Nettle and Summer Sunset. (Pic 9)



7. Turf on the north side of WSBlvd. west of the north leg of Summer Sunset also remains extremely rough. (This is on BV) (Pic 7)



10. Remove water shoots from the Crape Myrtles on Roadstead cul-de-sac.

11. Although it appears to have been re-worked behind a residence on Golden Nettle which disturbed the swale tract behind their home, visually it appears that the grade is still higher on this lot than the adjacent lots which would allow water to stand on either side. (Pic 11>)

8. There are already a lot of lodge poles that are leaning either because they are not attached or have already broken at the ground level. I feel these should be replaced by the installing contractor. However, Sunrise needs to maintain around the lodge poles or other type of tree staking.

12. The District may want to consider creating a bed of large river rocks to encompass this irrigation filter on the Roadstead cul-de-sac to help prevent mower damage (Pic 12>)

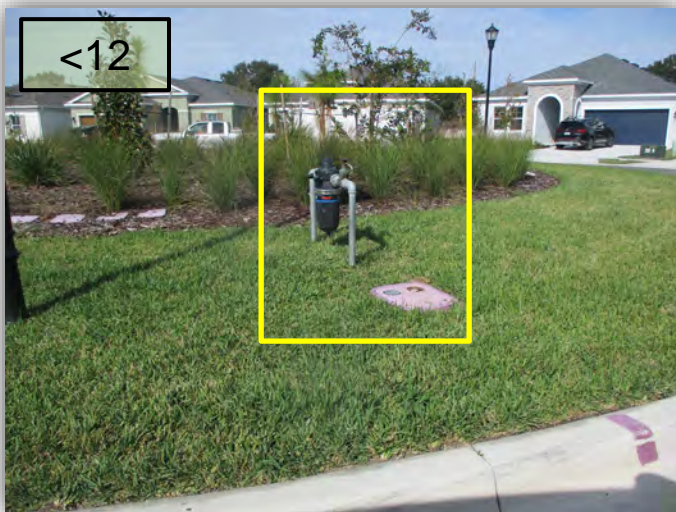
# Bellido, Golden Nettle, Summer Sunset

13. Trees also need to be detailed around the pond at Bellido and Golden Nettle.

14. Treat weeds in the turf in the Summer Sunset Park on the south side of WS Blvd.

**15. There are extremely tall weeds on the back side of the sidewalk on the north side of WS Blvd. west of Summer Sunset. These are in the area that was FIRST turned over to Sunrise. Why isn't this being maintained? (Pic 15>**

**16. In the same vicinity as the pic taken in Item 15, there are many weeds on the median. (Pic 16>**



**17. There is a dead Sabal Palm on the WS Blvd. median west of Summer Sunset. (Pic 17)**



**18. BV needs to remove and replace all non-Helen Johnson Bougainvillea from the beds and replace with Helen Johnson.**

# WSBlvd. South Extension, Hidden Branch

**19. Sunrise was instructed to immediately begin maintenance of the newest turnover area at the conclusion of the turnover inspection. (Although BV still had a punchlist to complete.) It was revealed during this December inspection they had not begun. Why not? I personally informed them myself before we left that day that if a letter of intent was required before an executed contract, then let us know. We received no such direction.**

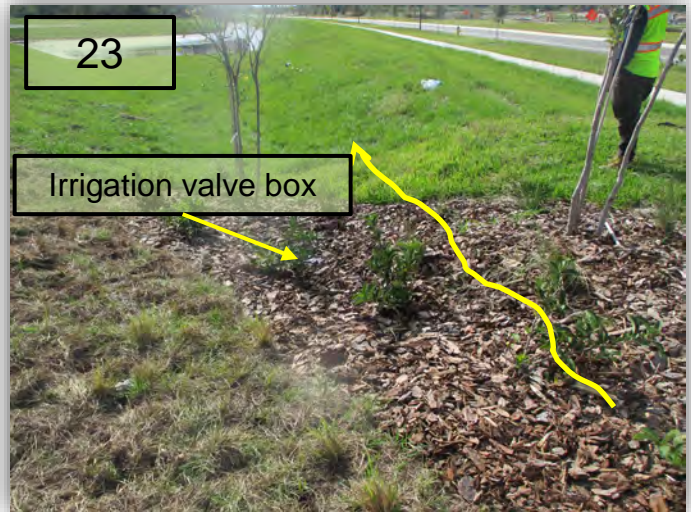
**20. There are still tall weeds in the turf on the south extension of WSBlvd. They are not yellowing which leads me to believe BV never returned to treat turf weeds as instructed. (Pic 20)**



**21. Has the Developer contacted the vendor to come back and clean up the bridge area that extends through the wetland northeast of the WSBlvd./CGD roundabout? It is still rather overgrown. (Pic 21>)**

**22. There is a serious erosion issue on the back side of a house on 6053 Hidden Branch. This needs to be corrected, re-graded and re-sodded by the builder. (Pic 22>)**

**23. I'm not confident the re-grading took place on the south side of WSBlvd. behind homes in D2 as directed by the Developer. (Pic 23)**



# Wolf Creek

24. Turf needs to be mowed and treated for turf weeds in both Hidden Branch Pocket Parks.

**25. I would not accept this turf on the north side of CGD west of Wolf Creek. (Pic 25)**



**26. There is dead Juniper in the plantings on either side of Wolf Creek.**

## **Tab 3**





DATE: December 7, 2023

PROJECT: Waterset South

RE: November Irrigation System Maintenance

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible.

In addition to routine maintenance, the following issues were addressed:

- Activated communication device in controller C and it can be accessed remotely.
- Investigating an issue with the decoder on the flow sensor on the C-controller. This will be reported to the developer for warranty work.
- Continued cutting back irrigation to prevent possible fungus issues in turf.

The ET sensor located on the Hunter ACC controller at 30<sup>th</sup> Street and Goldcoast recorded 0.87” of ET and 1.23” of rain between November 1<sup>st</sup> and November 30<sup>th</sup>. There were two significant rainfall events of 0.25” or more, the greatest occurring on November 14<sup>th</sup>, when 0.67” was recorded. The site was shut down for 3 days to take advantage of what nature provided.

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. The Southwest Florida Water Management District has implemented one day a week watering restrictions for Hillsborough County, but since much of Waterset utilizes reclaimed water, there will be no changes other than cutting back for the cooler temperatures and shorter daylight period. 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



## **Tab 4**

Prepared by and return to:

MAHONEY LAW GROUP, P.A.  
Jessica Paz Mahoney, Esq.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

**PARTIAL RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS, that SUBURBAN LAND RESERVE, INC., a Utah corporation, the owner and holder of a certain mortgage made and executed by NNP-SOUTHBEND II, LLC, a Delaware limited liability company, to SUBURBAN LAND RESERVE, INC., a Utah corporation, dated December 15, 2006, and recorded in Official Record Book 17285, Page 494, as modified by that certain Modification of Mortgage dated December 15, 2020 and recorded on December 17, 2020 as Instrument # 2020536246, as modified by that certain Modification of Mortgage dated December 15, 2021 and recorded on December 16, 2021 as Instrument #2021652650, as modified by that certain Modification of Mortgage dated and recorded on December 15, 2022 as Instrument #2022587586, all of the Public Records of Hillsborough County, Florida (collectively, the "Mortgage"), in consideration of the sum of ten dollars, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, quit claim, exonerate, and discharge from the lien of the Mortgage, the following described real property situated in Hillsborough County, Florida:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

It being expressly understood and agreed that this release shall in no way and to no extent whatsoever affect the lien of the above mortgage as to the remainder of the property described in and secured by the mortgage.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

**SUBURBAN LAND RESERVE, INC.,**  
a Utah corporation

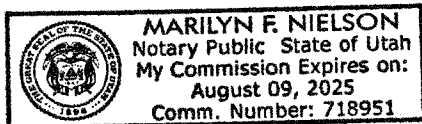
By: *David J. Cannon*  
David J. Cannon, President

51 South Main Street, Suite 301  
Salt Lake City, Utah 84111

*d/wa*

STATE OF UTAH  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me, this 13<sup>th</sup> day of March, 2023, [] by means of physical presence or [] online notarization, by David J. Cannon, as President of SUBURBAN LAND RESERVE, INC., a Utah corporation, on behalf of the corporation, who [] is personally known to me or [] has produced \_\_\_\_\_ as identification.



*Marilyn F. Nielson*  
NOTARY PUBLIC  
Print: Marilyn F. Nielson  
My Commission Expires: Aug 9, 2025  
Affix Notary Seal:

**EXHIBIT A**  
*(Released Property)*

Tracts "B-11", "B-12", "B-15" and "B-16", Waterset Wolf Creek Phase G1 and 30<sup>th</sup> Street Phase G1, according to the map or plat thereof as recorded in Plat Book 144, Pages 184 through 201, inclusive, of the Public Records of Hillsborough County, Florida.

Consideration: \$10.00  
Documentary Stamps: \$.70

*Prepared by and after recording return to:*

Jessica Paz Mahoney, Esq.  
MAHONEY LAW GROUP, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

Folio No.: 054244-0628

**SPECIAL WARRANTY DEED**  
(Waterset Wolf Creek Phase G1)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this 23rd day of October, 2023, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is 3162 South Falkenburg Road, Riverview, Florida 33578, in favor of **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Rizzetta & Company, Incorporated, 9428 Camden Field Parkway, Riverview, Florida 33578.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (“**Property**”):

See **Exhibit A** attached hereto and incorporate herein by this reference.

TO HAVE AND TO HOLD the Property, together with the tenements hereditaments and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, in fee simple forever, for the purposes set forth on the Plat (as defined on Exhibit A). By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: (a) taxes for the year 2023 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including, without limitation, the Plat; and (d) matters set forth on, and rights and interests reserved to Grantor as “Owner” pursuant to, the Plat.

**THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[Signatures Begin on Following Page]*

[Grantor's Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

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

Stag Sabek  
Print Name: Stag Sabek  
Deneen Klenke  
Print Name: Deneen Klenke

By: Len Jaffe  
Len Jaffe, Vice President

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of October, 2023, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

Deneen Klenke  
NOTARY PUBLIC  
Print or Stamp Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

Signed, sealed and delivered  
in the presence of:

Stacy Stuber

Print Name: Stacy Stuber

Deneen Klenke

Print Name: Deneen Klenke

ACCEPTED BY GRANTEE:

**WATERSET SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special purpose government, organized and existing  
under Chapter 190, Florida Statutes

By: Amanda King  
Amanda King, Chairman of the Board of  
Supervisors

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 23rd day of October, 2023, by Amanda King, as Chairman of the  
Board of Supervisors of Waterset South Community Development District, a local unit of special purpose  
government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is  
personally known to me.

Deneen Klenke  
NOTARY PUBLIC  
Print or Stamp Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY SEAL:

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

**Exhibit A**

**Property**

Tracts "B-11," "B-12," "B-15" and "B-16," according to the plat of WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1, as recorded in Plat Book 144, Pages 184 through 201, inclusive, of the Public Records of Hillsborough County, Florida (the "**Plat**"), together with a non-exclusive easement over all Drainage and Access Easements shown on the Plat, subject to any dedication of such easements to Hillsborough County pursuant to the Plat.



**TEMPORARY CONSTRUCTION LICENSE AGREEMENT**  
**[WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1]**

**THIS TEMPORARY CONSTRUCTION LICENSE AGREEMENT (“Agreement”)** is made this 23rd day of October, 2023 by **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 33619 (“**District**”), and **NNP-Southbend II, LLC**, a Florida limited liability company, whose address for purposes hereof is 3162 South Falkenburg Road, Riverview, Florida 33578 (“**Developer**,” and together with District, the “**Parties**,” and each a “**Party**”).

**WITNESSETH:**

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

**WHEREAS**, the Act authorizes the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain systems, facilities, and basic infrastructure and other infrastructure improvements within or without the boundaries of the District; and

**WHEREAS**, the District presently owns the land described in **Exhibit A (“License Area”)**; and

**WHEREAS**, the Developer desires to perform further development activity within the License Area (“**Work**”); and

**WHEREAS**, given that the District has no objections, the Developer desires to effect the Work.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the Parties, 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, together with the Exhibit, by this reference are incorporated as a material part of this Agreement.

2. **Construction License.** The District hereby grants to Developer a license over, upon, under, through, and across the License Area for ingress and egress for the Work (“**License**”). Developer shall use all due care to protect the License Area and adjoining property from damage resulting from Developer’s use of the License Area.

3. **Damage.** In the event that Developer, its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives cause damage to the License Area or to adjacent property or improvements in the exercise of the license rights

granted herein, Developer, at Developer's sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition.

4. **Default.** A default by the District or Developer under this Agreement shall entitle the other 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 specific performance.

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

6. **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 Agreement shall be effective and valid only if in writing 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 at the addresses first listed above (or to such other place as any party may by notice to the others specify). 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(s) for Developer may deliver Notice on behalf of the District and Developer, respectively.

7. **Third Parties.** This Agreement is solely for the benefit of the District and Developer, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, corporation, or entity other than the District and Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party.

8. **Assignment.** Neither of the Parties hereto may assign, transfer, or license all or any portion of its rights under this Agreement without the prior written consent of the other Party. Any purported assignment, transfer, or license by one of the Parties absent the written consent of the other Party shall be void and unenforceable.

9. **Controlling Law and Venue.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree and consent to venue in Hillsborough County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

10. **Limitation on Liability.** Nothing herein shall be construed as a waiver of District's limitations on liability provided in Section 768.28, Florida Statutes.

11. **Public Records.** All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with Florida law.

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

13. **Binding Effect.** This 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 their respective successors and permitted assigns, transferees, and/or licensees.

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 Agreement, that the respective Parties have complied with all the requirements of law, and they have 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 Agreement may be made only by an instrument in writing which is executed by both the District and Developer.

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 Agreement.

17. **Effective Date.** The effective date of this Agreement shall be the date first written above. The License shall automatically terminate as it relates to any portion of the License Area upon the conclusion of the Work.

18. **Counterparts.** This Agreement may be executed in counterparts, each of which when taken together shall constitute one and the same agreement. Electronic (such as DocuSign) signatures, .pdf signatures and copies of signatures, shall have the same effect as an original.

[SIGNATURES ON FOLLOWING PAGES]

**IN WITNESS WHEREOF**, District and Developer caused this Agreement to be executed, to be effective as of the day and year first written above.

**WITNESSES:**

**DISTRICT:**

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*

By: DocuSigned by:  
Amanda King  
5A7DC838C3F24BE...  
Amanda King, Chairman of the Board  
of Supervisors

**DEVELOPER:**

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

By: DocuSigned by:  
Len Jaffe  
CF486402FC7A427...  
Len Jaffe, Vice President

**Exhibit A – Legal Description**

Tracts “B-11,” “B-12,” “B-15” and “B-16,” according to the plat of WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1, as recorded in Plat Book 144, Pages 184 through 201, inclusive, of the Public Records of Hillsborough County, Florida (the “**Plat**”), and over the non-exclusive Drainage and Access Easements shown on the Plat, subject to any dedication of such easements to Hillsborough County pursuant to the Plat.

*Prepared by and after recording return to:*

Jessica Paz Mahoney, Esq.  
MAHONEY LAW GROUP, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, FL 33764

*When recorded return to:*

Morrison & Foerster LLP  
707 Wilshire Boulevard  
Los Angeles, CA 90017-3543  
Attention: Joshua R. Isenberg

### **PARTIAL RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, being the Mortgagee and holder of that certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing by NNP-SOUTHBEND II, LLC, a Delaware limited liability company, as Mortgagor, and NASH FINANCING, LLC, a Delaware limited liability company, as Mortgagee dated December 30, 2011, and recorded January 4, 2012 in Official Records Book 20888, Page 216, as affected by that certain Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded December 28, 2017 in Official Records Book 25457, Page 531, as further modified in Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded December 21, 2020 in Instrument # 2020546423, as further modified in Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded December 17, 2021 in Instrument # 2021654447, as further modified in Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded February 18, 2022 in Instrument # 2022090764, as further modified in Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded December 16, 2022 in Instrument # 2022589693, as further modified in Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded December 16, 2022 in Instrument # 2022589693, and that Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated and recorded November 7, 2016 in Official Records Book 24509, Page 1645, as affected by that certain Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded December 27, 2017 in Official Records Book 25455, Page 1691, and that UCC Financing Statement recorded December 28, 2017 in Official Records Book 25457, Page 538, all of the Official Records of Hillsborough County, Florida (collectively, the "**Mortgage**"), encumbering that certain property described therein ("**Mortgaged Property**"), does hereby discharge and release from the lien of the Mortgage the following described portion of the Mortgaged Property:

Tracts "B-11," "B-12," "B-15" and "B-16," according to the plat of WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1, as recorded in Plat Book 144, Pages 184 through 201, inclusive, of the Public Records of Hillsborough County, Florida.

Mortgagee does not hereby deem the underlying indebtedness discharged nor the promissory note evidencing such indebtedness as satisfied, it being expressly the intent of Mortgagee solely to release and discharge only that portion of the Mortgaged Property as specifically described above.

*[Signatures on following page.]*



## **Tab 5**



# Aquatic Management Agreement

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

**Customer:** Waterset south CDD  
**C/O:** Rizzetta & Company  
**Contact:** Mr. Rueben Durand  
**Address:** 3434 Colewell Ave Suite 200 Tampa, Fl 33614  
**Email:** RDurand@rizzetta.com  
**Phone:** 813.793.8814

*Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:*

Eight (8) Ponds (21 Acres) at the Waterset South Community located in Apollo Beach, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued After Each Visit            | Included |
| 5. Use of EPA Regulated Materials Only                 | Included |
| 6. Algae callback service as needed                    | Included |
| 7. Non-Construction trash removal                      | Included |

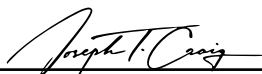
*Service shall consist of Twelve (12) treatments a year as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 01/01/24 thru 01/01/25 Agreement will automatically renew as per Term and Conditions:*

Total Monthly Service Amount: \$1,118.00  
Total 1st year Maintenance Cost: \$13,416.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

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

|             |      |  |                    |
|-------------|------|--|--------------------|
| Accepted By | Date | <br>President, Sitex Aquatics Ilc. | 12/05/2023<br>Date |
|-------------|------|--|--------------------|

# Terms & Conditions

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

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

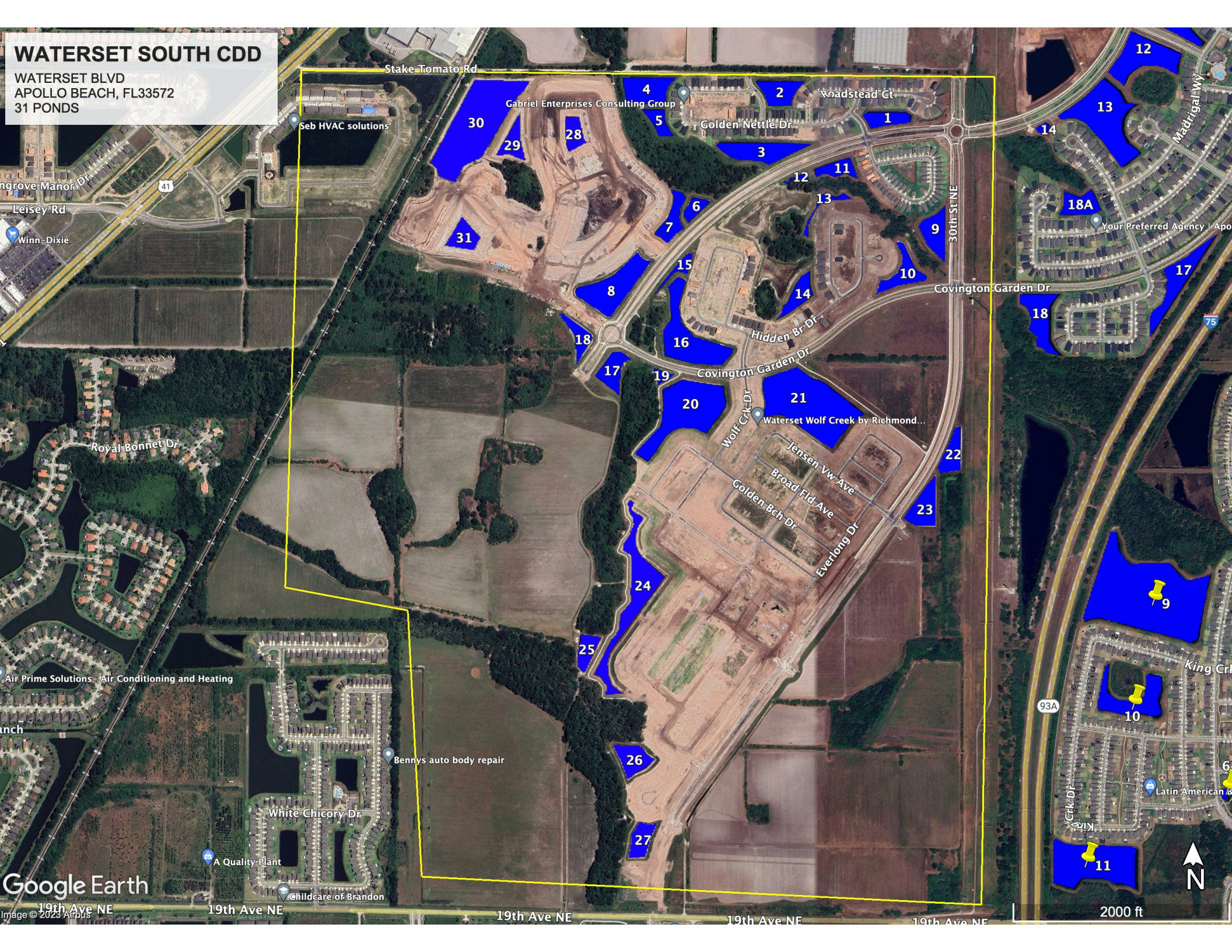
It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

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

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

**WATERSET SOUTH CDD**  
WATERSET BLVD  
APOLLO BEACH, FL33572  
31 PONDS



Stake Tomato Rd

Gabriel Enterprises Consulting Group

Golden Nettle Dr

Roadstead Ct

Seb HVAC solutions

41

Leisey Rd

Winn-Dixie

14

13

12

Madrigal Wy

Your Preferred Agency | Apo

18A

17

Covington Garden Dr

75

18

16

13

14

10

Hidden Br Dr

17

19

Covington Garden Dr

Wolf Ck Dr

Waterset Wolf Creek by Richmond...

22

20

Jensen Vw Ave

Broad Fld Ave

Golden Bch Dr

Everlong Dr

23

Royal Bonnet Dr

24

25

26

27

9

10

6

11

King Crk

Latin American B

93A

Crk Dr

King

White Chicory Dr

Bennis auto body repair

A Quality Plant

Childcare of Brandon

Google Earth

19th Ave NE

19th Ave NE

19th Ave NE

19th Ave NE

19th Ave NE

2000 ft



## **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, November 9, 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> |
| Daneen 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 (via conf. call)</b> |
| Kate John      | <b>District Counsel, Kutak Rock LLP (via conf. call)</b> |
| John Toborg    | <b>Field Services, Rizzetta</b>                          |
| Daniel Simoes  | <b>Representative, Sunrise Landscape</b>                 |
| Jeff Cane      | <b>Representative, Sunrise Landscape</b>                 |
| Brad Davis     | <b>Representative, Sunrise Landscape</b>                 |
| Jessy Milch    | <b>Representative, Sunrise Landscape</b>                 |
| Bert Smith     | <b>Representative, Sitex Aquatics</b>                    |
| Paul Valna     | <b>Representative, Ballenger Irrigation</b>              |

Audience

**Not Present**

**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. Landscape & Irrigation**

**1. Presentation of Landscape Inspection Report**

Mr. Toborg presented report.

**2. Landscape Contractor Update**

Mr. Cane provided updates.

**3. Irrigation Contractor Update**

Mr. Valna provided updates.

**C. District Counsel**

Ms. Willson provided updates.

**D. District Engineer**

Not present / No report

**E. District Manager**

Mr. Durand advised the Board that the next meeting will be held on December 14, 2023, at 9:00 a.m., at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.

**1. Presentation of 3<sup>rd</sup> Quarter Website Audit**

Mr. Durand presented the 3<sup>rd</sup> Quarter Website Audit to the Board.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Amended Budget**

On a motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board adopted Resolution 2024-01, Amended Budget, for the Waterset South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Board of Supervisors  
Regular Meeting Minutes for  
October 12, 2023**

On a motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the Regular Meeting Minutes for October 12, 2023, for the Waterset South Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for  
September 2023**

**September 2023 - \$41,256.73**

On a motion by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Operations & Maintenance Expenditures for September 2023 (**\$41,256.73**), for the Waterset South Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Klenke requested that a calendar invite be sent out to the Board for the full fiscal year.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Williams, seconded by Mr. Blakley, the Board adjourned the meeting at 10:03 a.m., for the Waterset South Community Development District.

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

\_\_\_\_\_  
Chair / Vice Chair





## **Tab 7**

# Waterset South Community Development District

---

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

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

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$56,449.99**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Waterset South Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

| <u>Vendor Name</u>       | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                     | <u>Invoice Amount</u>      |
|--------------------------|---------------------|-----------------------|--|----------------------------|
| Heidt Design, LLC        | 100073              | 49000                 | Engineering Services 09/23                     | \$ 1,653.75                |
| Hillsborough County BOCC | ACH                 | 2643318705 09/23      | 5568 Waterset Blvd. 09/23                      | \$ 1,478.84                |
| Innersync Studio, Ltd    | 100074              | 21679                 | CDD Website ADA Compliance Services<br>FY23-24 | \$ 1,537.50                |
| Kutak Rock, LLP          | 100075              | 3283038               | General Counsel - Legal Services 08/23         | \$ 2,544.50                |
| Rizzetta & Company, Inc. | 100071              | INV0000084108         | District Management Fees 10/23                 | \$ 4,300.00                |
| Rizzetta & Company, Inc. | 100072              | INV0000084012         | Assessment Roll Preparation FY 23/24           | \$ 5,250.00                |
| Sitex Aquatics, LLC      | 100076              | 7798B                 | Monthly Lake Maintenance 10/23                 | \$ 1,960.00                |
| Sunrise Landscape        | 100077              | 13705                 | Monthly Landscape Maintenance 10/23            | \$ 9,818.92                |
| Sunrise Landscape        | 100077              | 13997                 | Fertilization Application 10/23                | \$ 3,521.00                |
| Sunrise Landscape        | 100078              | 13405                 | Monthly Landscape Maintenance 09/23            | \$ 9,818.92                |
| Sunrise Landscape        | 100078              | 13467                 | Pest Control Services 09/23                    | \$ 780.00                  |
| Sunrise Landscape        | 100080              | 13466                 | Fertilization Application 09/23                | \$ 2,497.00                |
| TECO                     | ACH                 | 221008801724 09/23    | Lighting Services 09/23                        | \$ 10,570.11               |
| TECO                     | ACH                 | 221009083702 09/23    | Lighting Services 09/23                        | \$ 29.75                   |
| TECO                     | ACH                 | 221009083710 09/23    | Lighting Services 09/23                        | \$ 25.70                   |
| Times Publishing Company | 100079              | 0000307926 09/24/23   | Legal Advertising Account #324589<br>09/24/23  | \$ <u>664.00</u>           |
| <b>Report Total</b>      |                     |                       |  | <b>\$ <u>56,449.99</u></b> |



# HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

## Invoice

Attention:  
Waterset CDD South  
District Office  
2700 S Falkenburg  
Suite 2745  
Riverview, FL 33578

Invoice Number: 49000  
Invoice Date: September 30, 2023  
Month Ending: September 30, 2023  
Project Manager: FRANCIS, ERIC N.  
Project Number: CDD WS 1002

Project Name: Waterset CDD South On-Going O&M Services

|                                    |   | Hours        | Rate   | Amount            |
|------------------------------------|---|--------------|--------|-------------------|
| Land Planner                       | CDD maintenance map updates             | 2.25         | 135.00 | \$303.75          |
| Land Planner                       | maintenance map m-color                 | 7.75         | 135.00 | \$1,046.25        |
| Land Planner                       | maintenance map revisions               | .75          | 135.00 | \$101.25          |
| Land Planner                       | putting maintenance map layout together | 1.50         | 135.00 | \$202.50          |
| <b>Total Professional Services</b> |   | <b>12.25</b> |        | <b>\$1,653.75</b> |
| <b>Previously Billed</b>           |   |              |        | <b>\$0.00</b>     |
| <b>Maximum Allowable</b>           |   |              |        | <b>\$5,000.00</b> |
| <b>Net Professional Services</b>   |   |              |        | <b>\$1,653.75</b> |

Invoice Total \$1,653.75

**RECEIVED**  
10/05/23

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.



Hillsborough County Florida

S-Page 1 of 4

|  |                                     |                                |                               |
|--|-------------------------------------|--------------------------------|-------------------------------|
| <b>CUSTOMER NAME</b><br>WATERSET SOUTH CDD | <b>ACCOUNT NUMBER</b><br>2643318705 | <b>BILL DATE</b><br>10/16/2023 | <b>DUE DATE</b><br>11/06/2023 |
|--|-------------------------------------|--------------------------------|-------------------------------|



**Summary of Account Charges**

|                          |                   |
|--------------------------|-------------------|
| Previous Balance         | \$548.56          |
| Net Payments - Thank You | \$-548.56         |
| Total Account Charges    | <b>\$1,478.84</b> |

|                   |                   |
|-------------------|-------------------|
| <b>AMOUNT DUE</b> | <b>\$1,478.84</b> |
|-------------------|-------------------|

**Important Message**

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit [HCFLGov.net/Water](http://HCFLGov.net/Water), Water Rates & Fees tab for details.

**RECEIVED**  
10/17/23

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**



|   |  |  |  |
|---|--|--|--|
| <b>ELECTRONIC PAYMENTS BY CHECK OR</b>  |  |  |  |
| Automated Payment Line: (813) 276 8526  |  |  |  |
| Internet Payments: <a href="http://HCFLGov.net/WaterBill">HCFLGov.net/WaterBill</a> |  |  |  |
| Additional Information: <a href="http://HCFLGov.net/Water">HCFLGov.net/Water</a>    |  |  |  |

**THANK YOU!**



WATERSET SOUTH CDD  
3434 COLWELL AVENUE  
TAMPA FL 33614-8390

1,821 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 11/06/2023 |
| <b>AMOUNT DUE</b>  | \$1,478.84 |
| <b>AMOUNT PAID</b> |            |

0026433187056 00001478841



Hillsborough County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 10/16/2023 | 11/06/2023 |

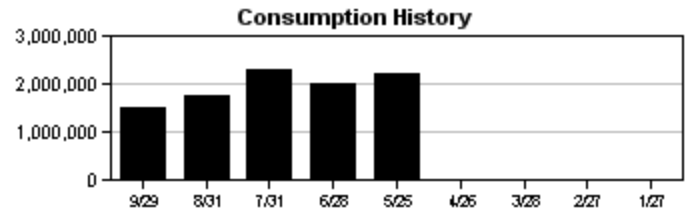
Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG  
S-Page 2 of 4



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702082010    | 08/31/2023    | 8232689       | 09/29/2023   | 9750050      | 1517361 GAL | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$341.44  
Total Service Address Charges \$341.44



Hillsborough County Florida

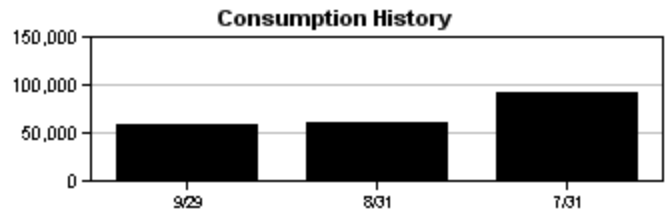
| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 10/16/2023 | 11/06/2023 |

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    | 08/31/2023    | 153262        | 09/29/2023   | 211407       | 58148 GAL   | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$30.63  
Total Service Address Charges \$30.63





Hillsborough County Florida

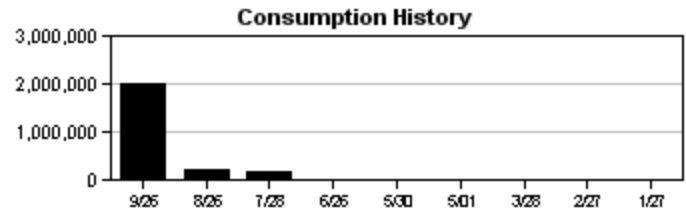
| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 10/16/2023 | 11/06/2023 |

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    | 08/26/2023    | 3862876       | 09/26/2023   | 5857621      | 1994745 GAL | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$1,065.24  
**Total Service Address Charges \$1,065.24**



Hillsborough County Florida

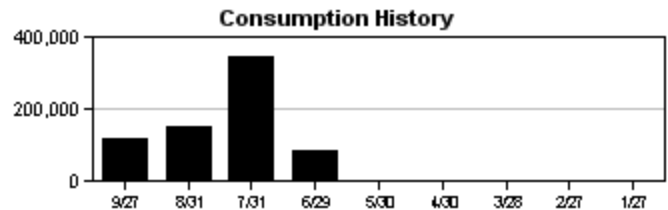
| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 10/16/2023 | 11/06/2023 |

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    | 08/31/2023    | 576215        | 09/27/2023   | 694909       | 118695 GAL  | ACTUAL    | RECLAIM           |

**Service Address Charges**

Reclaimed Water Charge \$26.59  
**Total Service Address Charges \$26.59**





Hillsborough  
County Florida

| CUSTOMER NAME      | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--------------------|----------------|------------|------------|
| WATERSET SOUTH CDD | 2643318705     | 10/16/2023 | 11/06/2023 |

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

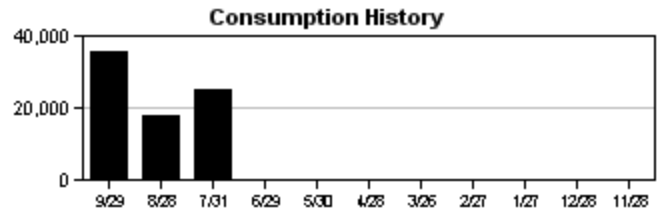
S-Page 4 of 4



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702045274    | 08/28/2023    | 42539         | 09/29/2023   | 77938        | 35399 GAL   | ACTUAL    | RECLAIM           |

**Service Address Charges**

|                                      |                |
|--------------------------------------|----------------|
| Reclaimed Water Charge               | \$14.94        |
| <b>Total Service Address Charges</b> | <b>\$14.94</b> |





# INVOICE

**BILL TO**

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

**INVOICE #** 21679

**DATE** 10/01/2023

**DUE DATE** 10/16/2023

**TERMS** Net 15

---

| DESCRIPTION  | AMOUNT             |
|--|--------------------|
| CDD Website Services - Hosting, support and training | 600.00             |
| CDD Ongoing PDF Accessibility Compliance Service     | 937.50             |
| <hr/>  |                    |
| Annual service - Oct 1st to Sept 30th                | <b>BALANCE DUE</b> |
|  | <b>\$1,537.50</b>  |

**RECEIVED**  
10/02/23

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 29, 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. 3283038

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. 3283038  
28623-1

Re: General Counsel

For Professional Legal Services Rendered

|          |            |      |        |   |
|----------|------------|------|--------|---|
| 08/01/23 | A. Willson | 0.30 | 88.50  | Confer with Toborg and Durand regarding landscape proposal  |
| 08/04/23 | A. Willson | 0.20 | 59.00  | Confer with McCormick and Mai regarding interlocal agreement  |
| 08/07/23 | J. Gillis  | 0.40 | 64.00  | Review and revise tri-party agreement regarding amenities with Waterset North and Waterset Central                                  |
| 08/07/23 | A. Willson | 0.20 | 59.00  | Confer with Mai regarding interlocal agreement  |
| 08/08/23 | J. Gillis  | 0.10 | 16.00  | Review and revise tri-party agreement regarding amenities with Waterset North and Waterset Central                                  |
| 08/08/23 | K. John    | 0.90 | 225.00 | Review agenda; prepare board meeting materials  |
| 08/08/23 | A. Willson | 0.10 | 29.50  | Confer with Mai regarding interlocal agreement  |
| 08/09/23 | J. Gillis  | 0.80 | 128.00 | Review and revise landscape and irrigation maintenance agreements with SR Landscaping and Ballenger; draft budget funding agreement |

**KUTAK ROCK LLP**

Waterset South CDD  
September 29, 2023  
Client Matter No. 28623-1  
Invoice No. 3283038  
Page 2

|          |            |      |        |   |
|----------|------------|------|--------|---|
| 08/09/23 | K. John    | 1.20 | 300.00 | Review agenda; prepare board meeting materials  |
| 08/09/23 | A. Willson | 2.60 | 767.00 | Confer with Huber and Durand regarding budget; review and revise developer funding agreement and proposed irrigation and landscape maintenance agreements; confer with Huber regarding meeting agenda |
| 08/10/23 | J. Gillis  | 0.20 | 32.00  | Follow up from Board meeting  |
| 08/10/23 | K. John    | 0.60 | 150.00 | Follow up from board meeting  |
| 08/10/23 | A. Willson | 1.10 | 324.50 | Attend board meeting; post meeting follow up; confer with Mahoney and King regarding funding agreement and direct collect agreement; confer with McCormick and Mai regarding interlocal agreement     |
| 08/11/23 | K. John    | 0.50 | 125.00 | Review acquisition items against maintenance agreement  |
| 08/11/23 | A. Willson | 0.20 | 59.00  | Confer with King regarding budget and funding   |
| 08/23/23 | A. Willson | 0.20 | 59.00  | Confer with Mai and Huber regarding interlocal agreement  |
| 08/31/23 | A. Willson | 0.20 | 59.00  | Review and revise meeting agenda; confer with King and Huber regarding same   |

TOTAL HOURS 9.80

TOTAL FOR SERVICES RENDERED \$2,544.50

TOTAL CURRENT AMOUNT DUE \$2,544.50

**RECEIVED**  
09/29/23

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

**Invoice**

| Date      | Invoice #     |
|-----------|---------------|
| 10/1/2023 | INV0000084108 |

**Bill To:**

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

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| October                   | Upon Receipt | 00184         |

| Description                     | Qty  | Rate            | Amount     |
|---------------------------------|------|-----------------|------------|
| Accounting Services             | 1.00 | \$1,680.00      | \$1,680.00 |
| Administrative Services         | 1.00 | \$367.50        | \$367.50   |
| Financial & Revenue Collections | 1.00 | \$315.00        | \$315.00   |
| Management Services             | 1.00 | \$1,837.50      | \$1,837.50 |
| Website Compliance & Management | 1.00 | \$100.00        | \$100.00   |
|                                 |      | <b>Subtotal</b> | \$4,300.00 |
|                                 |      | <b>Total</b>    | \$4,300.00 |

**RECEIVED**  
 09/21/23

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

**Invoice**

| Date      | Invoice #     |
|-----------|---------------|
| 10/1/2023 | INV0000084012 |

**Bill To:**

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

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| October                   | Upon Receipt | 00184         |

| Description              | Qty  | Rate       | Amount     |
|--------------------------|------|------------|------------|
| Assessment Roll (Annual) | 1.00 | \$5,250.00 | \$5,250.00 |
| <b>Subtotal</b>          |      |            | \$5,250.00 |
| <b>Total</b>             |      |            | \$5,250.00 |

**RECEIVED**  
 09/21/23

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 |
|-----------|------------|------------|------------|--------|----------|
| 7798B     | 10/01/2023 | \$1,960.00 | 10/31/2023 | 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> |



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 13705

| PO#        | Date       |
|------------|------------|
|            | 10/05/2023 |
| Sales Rep  | Terms      |
| Clay Sones | Net 30     |

| Bill To  |
|--|
| Waterset South<br>3434 Colwell Ave. Suite 200<br>Tampa, FL 33614 |

| Property Address                                       |
|--|
| Waterset South<br>30th St NE<br>Apollo Beach, FL 33572 |

| Description   | Amount     |
|---|------------|
| #7625 - Landscape Maintenance Agreement - Phase A & D1 October 2023 | \$9,818.92 |

**RECEIVED**  
10/05/23

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$9,818.92</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$9,818.92</b> |



5100 W Kennedy Blvd  
 Ste 325  
 Tampa, FL 33609

Invoice 13997

| PO#           | Date       |
|---------------|------------|
|               | 10/06/2023 |
| Sales Rep     | Terms      |
| Alex Gonzalez | Net 30     |

| Bill To  |
|--|
| Rizzetta & Company<br>3434 Colwell Ave. Suite 200<br>Tampa, FL 33614 |

| Property Address                                       |
|--|
| Waterset South<br>30th St NE<br>Apollo Beach, FL 33572 |

| Description  | Amount     |
|--|------------|
| #7629 - Landscape Maintenance Agreement - Fertilization October 2023 | \$3,521.00 |

**RECEIVED**  
 10/06/23

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$3,521.00</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$3,521.00</b> |





5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 13405

| PO#        | Date       |
|------------|------------|
|            | 09/27/2023 |
| Sales Rep  | Terms      |
| Clay Sones | Net 30     |

| Bill To  |
|--|
| Waterset South<br>3434 Colwell Ave. Suite 200<br>Tampa, FL 33614 |

| Property Address                                       |
|--|
| Waterset South<br>30th St NE<br>Apollo Beach, FL 33572 |

| Description   | Amount     |
|---|------------|
| #7625 - Landscape Maintenance Agreement - Phase A & D1 September 2023 | \$9,818.92 |

**RECEIVED**  
09/27/23

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$9,818.92</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$9,818.92</b> |



5100 W Kennedy Blvd  
 Ste 325  
 Tampa, FL 33609

Invoice 13467

| PO#        | Date       |
|------------|------------|
|            | 09/29/2023 |
| Sales Rep  | Terms      |
| Clay Sones | Net 30     |

| Bill To   |
|---|
| Wataset South<br>3434 Colwell Ave. Suite 200<br>Tampa, FL 33614 |

| Property Address                                      |
|---|
| Wataset South<br>30th St NE<br>Apollo Beach, FL 33572 |

| Description   | Amount   |
|---|----------|
| #7636 - Landscape Maintenance Agreement - Pest Control September 2023 | \$780.00 |

**RECEIVED**  
 09/29/23

|                    |                 |
|--------------------|-----------------|
| <b>Total</b>       | <b>\$780.00</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$780.00</b> |



5100 W Kennedy Blvd  
 Ste 325  
 Tampa, FL 33609

Invoice 13466

| PO#           | Date       |
|---------------|------------|
|               | 09/29/2023 |
| Sales Rep     | Terms      |
| Alex Gonzalez | Net 30     |

| Bill To   |
|---|
| Wataset South<br>3434 Colwell Ave. Suite 200<br>Tampa, FL 33614 |

| Property Address                                      |
|---|
| Wataset South<br>30th St NE<br>Apollo Beach, FL 33572 |

| Description  | Amount     |
|--|------------|
| #7629 - Landscape Maintenance Agreement - Fertilization September 2023 | \$2,497.00 |

**RECEIVED**  
 09/29/23

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$2,497.00</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$2,497.00</b> |



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


**Statement Date:** October 04, 2023

|                                   |                    |
|-----------------------------------|--------------------|
| <b>Amount Due:</b>                | <b>\$10,570.11</b> |
| <b>Due Date:</b> October 25, 2023 |                    |
| <b>Account #:</b> 221008801724    |                    |

**Account Summary**

|   |                    |
|---|--------------------|
| <b>Current Service Period:</b> August 30, 2023 - September 28, 2023 |                    |
| Previous Amount Due   | \$6,067.63         |
| Payment(s) Received Since Last Statement                            | -\$6,067.63        |
| <b>Current Month's Charges</b>                                      | <b>\$10,570.11</b> |
| <b>Amount Due by October 25, 2023</b>                               | <b>\$10,570.11</b> |

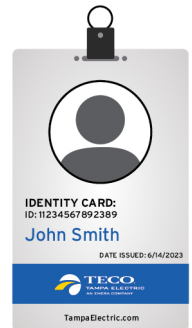
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

**SAFETY TIP:**  
**Ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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 #:** 221008801724  
**Due Date:** October 25, 2023

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

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

|                        |                    |
|------------------------|--------------------|
| <b>Amount Due:</b>     | <b>\$10,570.11</b> |
| <b>Payment Amount:</b> | \$ _____           |

610643381343

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.

6106433813432210088017240000010570111



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

**Account #:** 221008801724  
**Statement Date:** October 04, 2023  
**Charges Due:** October 25, 2023

**Service Period:** Aug 30, 2023 - Sep 28, 2023

**Rate Schedule:** Lighting Service

## Charge Details

| <b>Electric Charges</b>   |                          |                    |
|---|--------------------------|--------------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 30 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**

## Important Messages

**Don't get "tricked" by scammers.** October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: October 04, 2023

|                    |                  |
|--------------------|------------------|
| <b>Amount Due:</b> | <b>\$29.75</b>   |
| <b>Due Date:</b>   | October 25, 2023 |
| <b>Account #:</b>  | 221009083702     |


### Account Summary

|   |                |
|---|----------------|
| <b>Current Service Period:</b> August 30, 2023 - September 28, 2023 |                |
| Previous Amount Due   | \$325.71       |
| Payment(s) Received Since Last Statement                            | -\$325.71      |
| <b>Current Month's Charges</b>                                      | <b>\$29.75</b> |
| <b>Amount Due by October 25, 2023</b>                               | <b>\$29.75</b> |

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

### Your Energy Insight

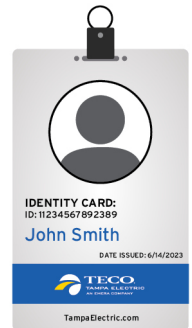
Your average daily kWh used was **0% higher** than it was in your previous period.



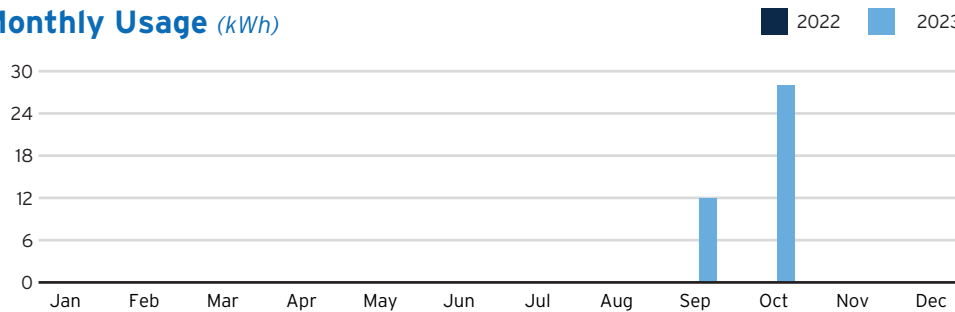
Scan here to view your account online.

### SAFETY TIP: Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



### 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 #: 221009083702  
Due Date: October 25, 2023

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

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

|                        |                |
|------------------------|----------------|
| <b>Amount Due:</b>     | <b>\$29.75</b> |
| <b>Payment Amount:</b> | \$ _____       |

660025919300

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.

6600259193002210090837020000000029758



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

**Account #:** 221009083702  
**Statement Date:** October 04, 2023  
**Charges Due:** October 25, 2023

## Meter Read

**Meter Location:** IRRG

**Service Period:** Aug 30, 2023 - Sep 28, 2023

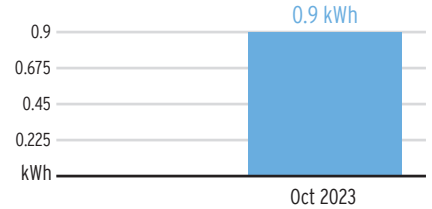
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000886209   | 09/28/2023 | 40              |   | 12               |   | 28 kWh     | 1          | 30 Days        |

## Charge Details

| Electric Charges                                 |                        |                |
|--|------------------------|----------------|
| Daily Basic Service Charge                       | 30 days @ \$0.75000    | \$22.50        |
| Energy Charge                                    | 28 kWh @ \$0.07990/kWh | \$2.24         |
| Fuel Charge                                      | 28 kWh @ \$0.05239/kWh | \$1.47         |
| Storm Protection Charge                          | 28 kWh @ \$0.00400/kWh | \$0.11         |
| Clean Energy Transition Mechanism                | 28 kWh @ \$0.00427/kWh | \$0.12         |
| Storm Surcharge                                  | 28 kWh @ \$0.01061/kWh | \$0.30         |
| Florida Gross Receipt Tax                        |                        | \$0.69         |
| <b>Electric Service Cost</b>                     |                        | <b>\$27.43</b> |
| State Tax  |                        | \$2.32         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                        | <b>\$29.75</b> |

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges \$29.75**

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

## Ways To Pay Your Bill

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

## Contact Us

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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:** October 04, 2023

|                                   |                |
|-----------------------------------|----------------|
| <b>Amount Due:</b>                | <b>\$25.70</b> |
| <b>Due Date:</b> October 25, 2023 |                |
| <b>Account #:</b> 221009083710    |                |


**Account Summary**

|   |                |
|---|----------------|
| <b>Current Service Period:</b> August 30, 2023 - September 28, 2023 |                |
| Previous Amount Due   | \$324.02       |
| Payment(s) Received Since Last Statement                            | -\$324.02      |
| <b>Current Month's Charges</b>                                      | <b>\$25.70</b> |
| <b>Amount Due by October 25, 2023</b>                               |                |
|   | <b>\$25.70</b> |

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

**Your Energy Insight**

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



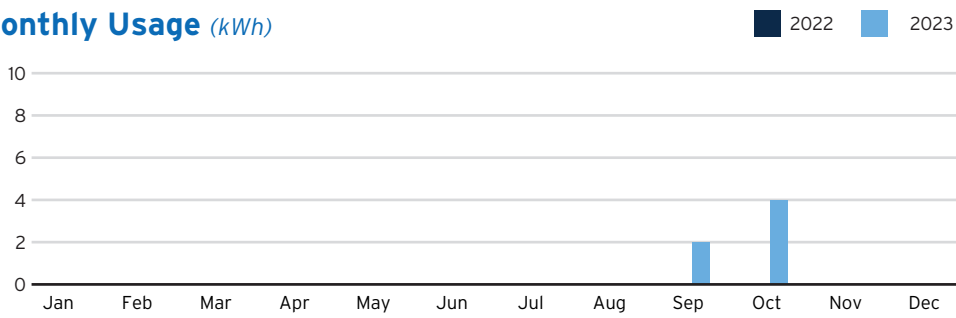
Scan here to view your account online.

**SAFETY TIP:**  
**Ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



**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:** October 25, 2023

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

|                           |                |
|---------------------------|----------------|
| <b>Amount Due:</b>        | <b>\$25.70</b> |
| <b>Payment Amount:</b> \$ | _____          |

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

660025919301

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.

6600259193012210090837100000000025708





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

**Account #:** 221009083710  
**Statement Date:** October 04, 2023  
**Charges Due:** October 25, 2023

## Meter Read

**Service Period:** Aug 30, 2023 - Sep 28, 2023

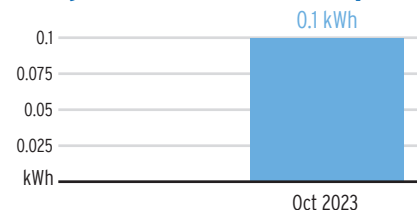
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000886162   | 09/28/2023 | 6               |   | 2                |   | 4 kWh      | 1          | 30 Days        |

## Charge Details

| Electric Charges                                 |                       |                |
|--|-----------------------|----------------|
| Daily Basic Service Charge                       | 30 days @ \$0.75000   | \$22.50        |
| Energy Charge                                    | 4 kWh @ \$0.07990/kWh | \$0.32         |
| Fuel Charge                                      | 4 kWh @ \$0.05239/kWh | \$0.21         |
| Storm Protection Charge                          | 4 kWh @ \$0.00400/kWh | \$0.02         |
| Clean Energy Transition Mechanism                | 4 kWh @ \$0.00427/kWh | \$0.02         |
| Storm Surcharge                                  | 4 kWh @ \$0.01061/kWh | \$0.04         |
| Florida Gross Receipt Tax                        |                       | \$0.59         |
| <b>Electric Service Cost</b>                     |                       | <b>\$23.70</b> |
| State Tax  |                       | \$2.00         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                       | <b>\$25.70</b> |

## Avg kWh Used Per Day



## Important Messages

**Don't get "tricked" by scammers.** October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit [TampaElectric.com/Scam](http://TampaElectric.com/Scam) to report a scam and learn more.

**Total Current Month's Charges**

**\$25.70**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

OCT - 2 2023

|                              |                  |                         |  |
|------------------------------|------------------|-------------------------|--|
| <b>Advertising Run Dates</b> |                  | <b>Advertiser Name</b>  |  |
| 09/24/23                     |                  | WATERSET SOUTH CDD      |  |
| <b>Billing Date</b>          | <b>Sales Rep</b> | <b>Customer Account</b> |  |
| 09/24/2023                   | Deirdre Bonett   | 324589                  |  |
| <b>Total Amount Due</b>      |                  | <b>Ad Number</b>        |  |
| \$664.00                     |                  | 0000307926              |  |

### PAYMENT DUE UPON RECEIPT

| Start    | Stop     | Ad Number  | Product      | Placement  | Description<br>PO Number              | Ins. | Size   | Net Amount       |
|----------|----------|------------|--------------|------------|---------------------------------------|------|--------|------------------|
| 09/24/23 | 09/24/23 | 0000307926 | Times        | Legals CLS | Meeting Schedule                      | 1    | 2x61 L | \$660.00         |
| 09/24/23 | 09/24/23 | 0000307926 | Tampabay.com | Legals CLS | Meeting Schedule<br>AffidavitMaterial | 1    | 2x61 L | \$0.00<br>\$4.00 |

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355

|                              |                  |                         |  |
|------------------------------|------------------|-------------------------|--|
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| <b>Total Amount Due</b>      |                  | <b>Ad Number</b>        |  |
| \$664.00                     |                  | 0000307926              |  |

#### ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

WATERSET SOUTH CDD  
 C/O RIZETTA  
 3434 COLWELL AVENUE SUITE 200  
 TAMPA, FL 33614

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **9/24/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **09/24/2023**

Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF PUBLIC MEETING DATES**  
**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Waterset South Community Development District (the "District") will hold their regular meetings for Fiscal Year 2023/2024 at 9:00 a.m. at the Offices of Rizzetta and Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 on the following dates:

- October 12, 2023
- November 9, 2023
- December 14, 2023
- January 11, 2024
- February 8, 2024
- March 14, 2024
- April 11, 2024
- May 9, 2023
- June 13, 2024
- July 11, 2024
- August 8, 2024
- September 12, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

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

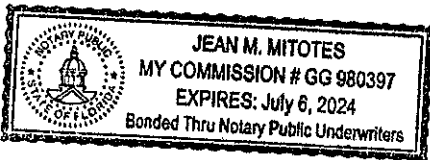
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the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

Ruben Durand  
District Manager  
September 24, 2023

0000307926

OCT - 2 2023

} ss



# Tampa Bay Times Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

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### NOTICE OF PUBLIC MEETING DATES WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

OCT - 2 2023

The Board of Supervisors (the "Board") of the Wasset South Community Development District (the "District") will hold their regular meetings for Fiscal Year 2023/2024 at 9:00 a.m. at the Offices of Rizzetta and Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 on the following dates:

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Ruben Durand  
District Manager  
September 24, 2023

0000307926

Signature Affiant

Sworn to and subscribed before me this 09/24/2023

Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

