



Rizzetta & Company

Waterset South Community Development District

**Board of Supervisors' Meeting
March 14, 2024**

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

www.watersetsouthcdd.org

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

District Board of Supervisors	Amanda King Pete Williams Deneen Klenke Lynda McMorrow John Blakley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Ruben Durand	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	Kutak Rock LLP
District Engineer	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

March 12, 2024

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset South Community Development District will be held on **Thursday, March 14, 2024, at 9:00 a.m.** located at the offices of **Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.**

BOARD OF SUPERVISORS' MEETING:

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatic ReportTab 1
 - B. Landscape and Irrigation
 - i. Presentation of Landscape Inspection ReportTab 2
 - ii. Landscape Contractor Update.....Tab 3
 - iii. Irrigation Contractor UpdateTab 4
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-03; Designating OfficersTab 5
 - B. Presentation of Arbitrage Rebate Report for Waterset South CDD Series 2022Tab 6
 - C. Consideration of Supplemental Disclosure of Public Financing...Tab 7
 - D. Consideration of Resolution 2024-04; Ratifying Sale of Bonds ...Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 8, 2024Tab 9
 - B. Consideration of Operations and Maintenance Expenditures for January 2024 & February 2024Tab 10
- 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



Enhancing landscape with water-conscious techniques

March 8, 2024

RE: Wataset South Maintenance Report

Routine maintenance was conducted throughout the month and all arms were addressed as quickly as possible.

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

- Field Inspection Report # 15 We noticed on last inspection as well, I believe mulch has settled so our plan moving forward is to lower them on our next maintenance check, just a few to due.
- Field Inspection Report #16 We will continue to add some extra water to that area, we also increased zone run times as well as days. Will continue to monitor.

NOTE: As I reported in last month's field report response, we did make several repairs to bubbler lines from trees being removed along 30th and several bed areas got completely saturated with water. At this time, we still have the bubbler and drip irrigation turned down and we will continue to monitor beds closely. That goes for all 3 major controllers.

The ET sensors located on the Hunter ACC controllers have been checked and are operating correctly. There were several days in the month of February where we saw significant rainfall. We will continue to monitor the irrigation system throughout the spring months and adjust as needed.

Please let me know if you have any questions or need additional information.

Sincerely,

Paul Vlna

Paul Vlna
Irrigation Manager

3840 68th Ave. N. Pinellas Park, FL 33781
Telephone 727-520-1082

Tab 1



MONTHLY REPORT

MARCH, 2024



WATERSET SOUTH CDD

WATERSET BLVD
APOLLO BEACH, FL 33572
23 PONDS

Stake Tomato Rd

Seb HVAC solutions

Gabriel Enterprises Consulting Group

Golden Nettle Dr

Roadstead Ct

Waterset Blvd

30th St NE

Covington Garden

Hidden Br Dr

Covington Garden Dr

Wolf Crk Dr

30th St NE

Jensen Vw Ave

Broad Fld Ave

Everlong Dr

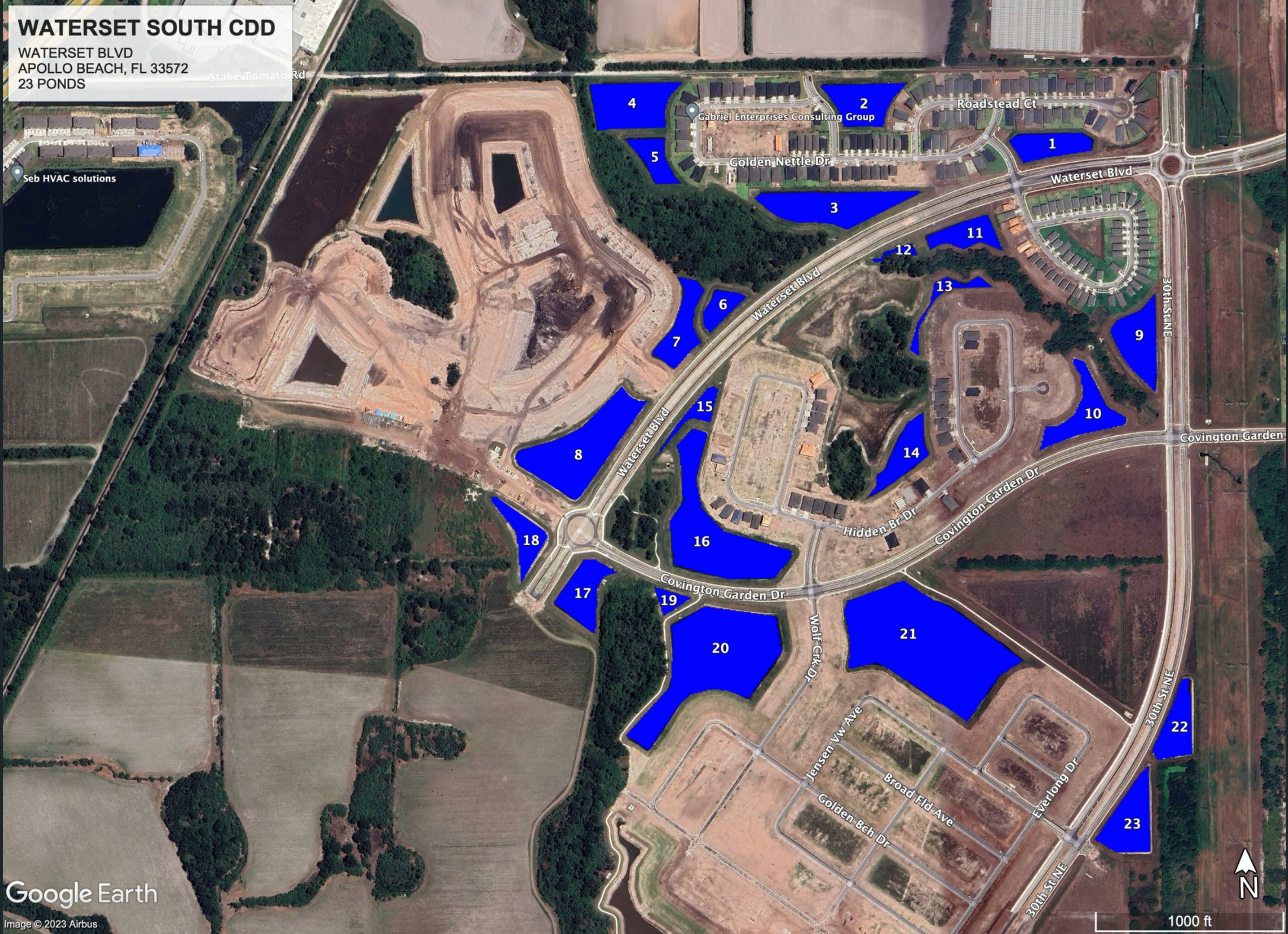
30th St NE

Google Earth

Image © 2023 Airbus



1000 ft



Prepared for: Ruben Durand
Prepared By: Devon Craig

SUMMARY:

With a few warm days the last couple weeks there have been a few minor algae blooms in the ponds as a result of the air temperatures heating up. As we move into spring we anticipate an increase in algae blooms as well as submersed growth. Our team will be active doing prevent applications as well as call back services. We are in great shape going int spring.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.

Tab 2

WATERSET SOUTH

LANDSCAPE INSPECTION REPORT



March 5, 2024
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Blvd., 30th Street

General Updates, Recent & Upcoming Maintenance Events:

- During the month of March, all St. Augustine & Bahia turf shall receive a second application of a pre-emergent herbicide. Additionally, all Ornamentals shall receive an application of 1050 lbs. (21 - 50 lb. bags) of 8-10-10 fertilizer. And finally, all Palms shall receive an application of 750 lbs. (15 - 50 lb. bags) of 8-0-12+4Mg fertilizer. This includes only D1. I have not received the breakouts for D2 yet.
- Sunrise to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Sunrise is to meet with staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to Landscape Specialist

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. Turf is still in rough shape on the south ROW of Waterset Blvd. (WSBlvd.) east of Summer Sunset. Is this being aggressively addressed? (Pic 1)



2. Replace a dislodged Bougainvillea on the median just north of the WSBlvd./30th Street median.
3. Treat turf weeds on the west ROW of 30th Street north of WSBlvd.

4. **There remain several Jatropa on the WSBlvd. median between Summer Sunset and the WSBlvd./Covington Garden Drive (CGD) roundabout that are nearly leafless. During the turnover, it was decided that if a Jatropa was in this condition at that time, it was to be replaced. Installing contractor is stating the ground was saturated and that is why. It wasn't at the time of the turnover. BCI dialed the irrigation way back several weeks ago and has stated several drip lines were severed when trees were removed. (Pic 4)**



Summer Sunset, Waterset Blvd., Roadstead, Sea Horn

- 5. Treat tall weeds, including thistle on the south side of WS Blvd. east of Summer Sunset between the landscape buffer and fence line.
- 6. I feel the turf is still off-color in the pocket park at the intersection of Summer Sunset and Golden Nettle. Was this included in the February fertilization? (Pic 6)



- 7. Treat grassy weeds in the Roadstead cul-de-sac turf.
- 8. There are still leaning or broken lodge poles on several of the trees around the pond on the east side of Bellido.
- 9. **Turf is still rough looking in the pocket park on the south leg of Summer Sunset on the south side of WS Blvd. Was this going to be completely replaced? (Pic 9)**



- 10. There is also still a dead Pine tree under warranty in the Summer Sunset south leg pocket park. (Pic 10)



- 11. Instead of waiting on the installing contractor to re-straighten these three Jatropha, I've asked Sunrise to do it. (Pic 11)



- 12. Turf remains off-color on the WS Blvd. median heading westward. (Pic 12>)
- 13. I am requesting that Sunrise cut all Jatropha back by at least 1/3 as we go into the spring growing season. This will help to thicken their crowns.
- 14. **Do we have a date as to when the turf at the intersection of Sea Horn and WS Blvd. will be re-established? (Pic 14>)**

Waterset Blvd., Covington Garden Dr. Roundabout, Hidden Branch

15. Is it intentional these irrigation spray heads on the WS Blvd. median be installed several inches above grade? Aren't they just asking to be mowed over? (Pic 15)



16. Turf on the WS Blvd./CGD south roundabout appeared to be very dry. The irrigation was intentionally running during this inspection and had been increased in order to reverse this condition. (Pic 16)



17. I am also photographing these three Bismarck Palms on the same roundabout to document their conditions. One is not developing much. (Pic 17)

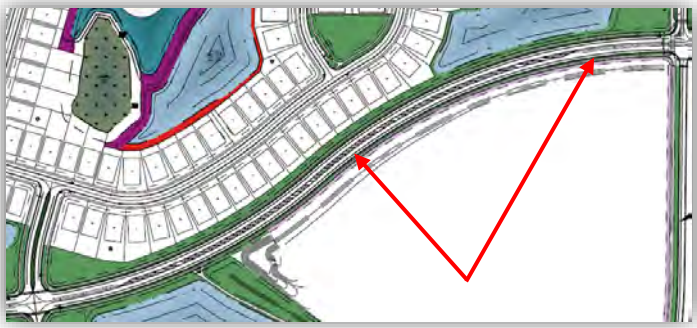


18. I think this pond bank on the north side of CGD west of Wolf Creek needs to be re-visited by the GC/Developer. Much of the turf has not taken and will lead to erosion once serious rains begin. (Pic 18>

19. The dead Sabal Palm remains in the pocket park on the western leg of Hidden Branch.

Covington Garden Dr., 30th Street, WSBlvd. Roundabout

20. We need to make sure we are maintaining the south side of CGD approaching 30th Street from the west. (see below)



21. Will this pond bank (behind Midship?) be re-graded, as there is little turf, and it is quite rough. (Pic 21)



22. Several Sabal Palms on the SW corner of the WSBlvd. /30th Street roundabout are yellowing. Ensure these receive adequate fertilizer. (Pic 22>)



Tab 3

WATERSET SOUTH

LANDSCAPE INSPECTION REPORT



March 5, 2024
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary of Comments on Slide 1


This page contains no comments

Updates, Waterset Blvd., 30th Street


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-  ¹ Turf is still in rough shape on the south ROW of Waterset Blvd. (WSBlvd.) east of Summer Sunset. Is this being aggressively addressed? (Pic 1)




-  ² Replace a dislodged Bougainvillea on the median just north of the WSBlvd./30th Street median.


-  ³ Treat turf weeds on the west ROW of 30th Street north of WSBlvd.

4. **There remain several Jatropha on the WSBlvd. median between Summer Sunset and the WSBlvd./Covington Garden Drive (CGD) roundabout that are nearly leafless. During the turnover, it was decided that if a Jatropha was in this condition at that time, it was to be replaced. Installing contractor is stating the ground was saturated and that is why. It wasn't at the time of the turnover. BCI dialed the irrigation way back several weeks ago and has stated several drip lines were severed when trees were removed. (Pic 4)**




 Number: 1 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:12:05 AM

1. Granular fertilizer was just applied to all turf areas throughout the CDD common grounds. Turf color and Growth should start improving soon with proper watering.

 Number: 2 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 7:38:54 AM

2. Can you confirm this is a Helen Johnson Bougainvillea? I will send over a proposal when confirmed. If you'd like, we can boost that area up with additional bougainvillea.

 Number: 3 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:12:25 AM

3. Post emergent herbicide was applied to control broadleaf weeds and sedges.

Summer Sunset, Waterset Blvd., Roadstead, Sea Horn

1. Treat tall weeds, including thistle on the south side of WSBlvd. east of Summer Sunset between the landscape buffer and fence line.

2. I feel the turf is still off-color in the pocket park at the intersection of Summer Sunset and Golden Nettle. Was this included in the February fertilization? (Pic 6)



4. 7. Treat grassy weeds in the Roadstead cul-de-sac turf.

5. 3. There are still leaning or broken lodge poles on several of the trees around the pond on the east side of Bellido.

6. Turf is still rough looking in the pocket park on the south leg of Summer Sunset on the south side of WSBlvd. Was this going to be completely replaced? (Pic 9)



10. There is also still a dead Pine tree under warranty in the Summer Sunset south leg pocket park. (Pic 10)











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14. Do we have a date as to when the turf at the intersection of Sea Horn and WSBlvd. will be re-established? (Pic 14>)

-
-  Number: 1 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:12:51 AM
5. Post emergent herbicide was applied to control broadleaf weeds and sedges.
-
-  Number: 2 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:13:03 AM
6. Granular fertilizer was just applied to all turf areas throughout the CDD common grounds. Turf color and Growth should start improving soon with proper watering.
-
-  Number: 3 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 7:41:06 AM
11. This will be completed this week (March 11) and closely monitored for any signs of stress or success. Christian and I noted recently that the rootball on one of the Jatropha was almost completely rotted. The irrigation in this area should be checked.
-
-  Number: 4 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:13:26 AM
7. Post emergent herbicide was applied to control broadleaf weeds and sedges.
-
-  Number: 5 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:13:50 AM
8. This will be completed this week (week of March 11). Making sure the crews keep this on their radar.
-
-  Number: 6 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:16:12 AM
9. This particular area of turf was supplanted with additional soluble fertilizer to help in the recovery.
-
-  Number: 7 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:17:32 AM
12. Granular fertilizer was just applied to all turf areas throughout the CDD common grounds. Turf color and Growth should start improving soon with proper watering.
-
-  Number: 8 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 7:41:25 AM
13. This will be done this month.

Waterset Blvd., Covington Garden Dr. Roundabout, Hidden Branch

15. Is it intentional these irrigation spray heads on the WS Blvd. median be installed several inches above grade? Aren't they just asking to be mowed over? (Pic 15)



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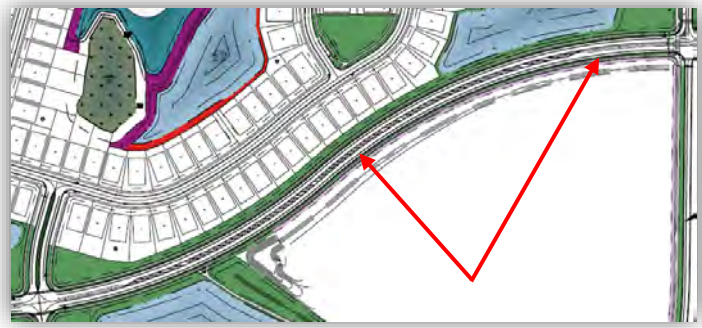
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 Number: 1 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:19:03 AM

20. This has been communicated to the crews to make sure it is on their radar going forward. There was some confusion regarding this area.

 Number: 2 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:21:08 AM

22. Sabal will receive fertilizer next week (week of March 18).

Tab 4



Enhancing landscape with water-conscious techniques

March 8, 2024

RE: Wataset South Maintenance Report

Routine maintenance was conducted throughout the month and all arms were addressed as quickly as possible.

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

- Field Inspection Report # 15 We noticed on last inspection as well, I believe mulch has settled so our plan moving forward is to lower them on our next maintenance check, just a few to due.
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Please let me know if you have any questions or need additional information.

Sincerely,

Paul Vlna

Paul Vlna
Irrigation Manager

3840 68th Ave. N. Pinellas Park, FL 33781
Telephone 727-520-1082

Tab 5

RESOLUTION 2024-__

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of March, 2024.

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 6



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

February 1, 2024

Ms. Shandra Torres
Waterset South Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

\$11,350,000
Waterset South Community Development District
Special Assessment Revenue Bonds, Series 2022
("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended December 12, 2023 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of December 12, 2023.

The next annual arbitrage rebate calculation date is December 12, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

***Waterset South
Community Development
District***

*\$11,350,000 Waterset South Community Development
District Special Assessment Revenue Bonds, Series
2022*

For the period ended December 12, 2023



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

February 1, 2024

Waterset South Community Development District
c/o Rizzetta & Company Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$11,350,000 Waterset South Community Development District Special Assessment Revenue Bonds, Series 2022 (“Bonds”)

Waterset South Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended December 12, 2023 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(18,540.71) at December 12, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.0004%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Waterset South Community Development District
February 1, 2024
\$11,350,000 Special Assessment Revenue Bonds, Series 2022
For the period ended December 12, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is December 13, 2022.
2. The end of the first Bond Year for the Bonds is December 12, 2023.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Waterset South Community Development District

February 1, 2024

\$11,350,000 Special Assessment Revenue Bonds, Series 2022

For the period ended December 12, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(a) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The proceeds of the Bonds will be used for the following purposes: (a) to finance a portion of the District’s Capital Improvement Plan; (b) to fund a deposit to the Series 2022 Reserve Account in the amount of the Series 2022 Reserve Account Requirement on the date of issuance; (c) to pay capitalized interest on the Series 2022 Bonds through November 1, 2023; and (d) to pay the costs and expenses incurred in connection with the issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Waterset South Community Development District
February 1, 2024
\$11,350,000 Special Assessment Revenue Bonds, Series 2022
For the period ended December 12, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Waterset South Community Development District
February 1, 2024
\$11,350,000 Special Assessment Revenue Bonds, Series 2022
For the period ended December 12, 2023

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Waterset South Community Development District
February 1, 2024
\$11,350,000 Special Assessment Revenue Bonds, Series 2022
For the period ended December 12, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD
12 / 12 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
12 / 13 / 2022	INITIAL DEPOSIT		0.00	409,373.75	434,234.98	24,861.23
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		814.86	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(814.86)	(861.37)	(46.51)
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,359.39	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,359.39)	(1,430.39)	(71.00)
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,302.96	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,302.96)	(1,364.27)	(61.31)
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		1,472.85	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,472.85)	(1,534.07)	(61.22)
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,487.32	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,487.32)	(1,542.04)	(54.72)
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,618.03	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,618.03)	(1,669.31)	(51.28)
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		1,583.69	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,583.69)	(1,625.05)	(41.36)
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,654.66	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,654.66)	(1,690.37)	(35.71)
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,718.04	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,718.04)	(1,745.63)	(27.59)
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		1,663.71	0.00	0.00	0.00
10 / 3 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,663.71)	(1,682.67)	(18.96)
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,722.54	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,722.54)	(1,733.89)	(11.35)
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,670.87	0.00	0.00	0.00
12 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,670.87)	(1,673.07)	(2.20)
12 / 12 / 2023	INTEREST ACCRUAL		670.44	0.00	0.00	0.00
		<u>410,044.19</u>	<u>18,739.36</u>	<u>391,304.83</u>	<u>415,682.85</u>	<u>24,378.02</u>
12 / 13 / 2022	INITIAL DEPOSIT		0.00	9,920,819.71	10,523,310.16	602,490.45
12 / 20 / 2022	ACQUISITION AND CONSTRUCTION FUND		7,118.91	0.00	0.00	0.00
12 / 20 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(9,927,938.62)	(10,518,762.24)	(590,823.62)
1 / 27 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	5,264.80	5,544.32	279.52
2 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.57	0.00	0.00	0.00

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD
12 / 12 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
3 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		16.76	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		19.00	0.00	0.00	0.00
5 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		19.25	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		21.03	0.00	0.00	0.00
7 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		20.66	0.00	0.00	0.00
8 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		21.66	0.00	0.00	0.00
9 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		22.59	0.00	0.00	0.00
10 / 2 / 2023	ACQUISITION AND CONSTRUCTION FUND		21.96	0.00	0.00	0.00
11 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		22.83	0.00	0.00	0.00
12 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		22.25	0.00	0.00	0.00
		<u>5,473.36</u>	<u>7,327.47</u>	<u>(1,854.11)</u>	<u>10,092.24</u>	<u>11,946.35</u>
12 / 13 / 2022	INITIAL DEPOSIT		0.00	593,266.54	629,295.56	36,029.02
1 / 3 / 2023	CAPITALIZED INTEREST FUND		1,180.89	0.00	0.00	0.00
2 / 1 / 2023	CAPITALIZED INTEREST FUND		1,973.58	0.00	0.00	0.00
3 / 1 / 2023	CAPITALIZED INTEREST FUND		1,898.08	0.00	0.00	0.00
4 / 3 / 2023	CAPITALIZED INTEREST FUND		2,152.42	0.00	0.00	0.00
5 / 1 / 2023	CAPITALIZED INTEREST FUND		0.00	(257,455.29)	(266,971.02)	(9,515.73)
5 / 1 / 2023	CAPITALIZED INTEREST FUND		2,180.83	0.00	0.00	0.00
6 / 1 / 2023	CAPITALIZED INTEREST FUND		1,364.11	0.00	0.00	0.00
7 / 3 / 2023	CAPITALIZED INTEREST FUND		1,340.52	0.00	0.00	0.00
8 / 1 / 2023	CAPITALIZED INTEREST FUND		1,405.50	0.00	0.00	0.00
9 / 1 / 2023	CAPITALIZED INTEREST FUND		1,465.76	0.00	0.00	0.00
10 / 2 / 2023	CAPITALIZED INTEREST FUND		1,424.76	0.00	0.00	0.00
11 / 1 / 2023	CAPITALIZED INTEREST FUND		0.00	(335,811.25)	(338,079.99)	(2,268.74)
11 / 1 / 2023	CAPITALIZED INTEREST FUND		1,481.57	0.00	0.00	0.00
12 / 1 / 2023	CAPITALIZED INTEREST FUND		72.73	0.00	0.00	0.00
		<u>17,940.75</u>	<u>17,940.75</u>	<u>0.00</u>	<u>24,244.55</u>	<u>24,244.55</u>
12 / 13 / 2022	INITIAL DEPOSIT		0.00	199,540.00	211,658.05	12,118.05
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(50,000.00)	(53,036.50)	(3,036.50)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(2,250.00)	(2,386.64)	(136.64)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(6,250.00)	(6,629.56)	(379.56)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(40,000.00)	(42,429.20)	(2,429.20)

\$11,350,000 WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 13 / 2022 ISSUE DATE
12 / 13 / 2022 BEGINNING OF COMPUTATION PERIOD
12 / 12 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0004%	ALLOWABLE EARNINGS
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(45,000.00)	(47,732.85)	(2,732.85)
12 / 13 / 2022	COST OF ISSUANCE FUND		0.00	(1,840.00)	(1,951.74)	(111.74)
12 / 14 / 2022	COST OF ISSUANCE FUND		0.00	(43,000.00)	(45,603.90)	(2,603.90)
12 / 19 / 2022	COST OF ISSUANCE FUND		0.00	(5,950.00)	(6,305.13)	(355.13)
1 / 3 / 2023	COST OF ISSUANCE FUND		18.12	0.00	0.00	0.00
1 / 4 / 2023	COST OF ISSUANCE FUND		0.00	(18.12)	(19.15)	(1.03)
1 / 23 / 2023	COST OF ISSUANCE FUND		0.00	1,840.00	1,938.96	98.96
1 / 24 / 2023	COST OF ISSUANCE FUND		0.00	(1,840.00)	(1,938.65)	(98.65)
1 / 27 / 2023	COST OF ISSUANCE FUND		14.80	0.00	0.00	0.00
1 / 27 / 2023	COST OF ISSUANCE FUND		0.00	(5,264.80)	(5,544.32)	(279.52)
		0.00	32.92	(32.92)	19.37	52.29
		<u>433,458.30</u>	<u>44,040.50</u>	<u>389,417.80</u>	<u>450,039.01</u>	<u>60,621.21</u>
	ACTUAL EARNINGS		44,040.50			
	ALLOWABLE EARNINGS		<u>60,621.21</u>			
	REBATABLE ARBITRAGE		(16,580.71)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(18,540.71)</u>			

Tab 7

This instrument prepared by and upon recording should be returned to:

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

(This space reserved for Clerk)

**SECOND SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCING AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Waterset South Community Development District

Amanda King
Chairperson

Deneen Klenke
Assistant Secretary

Pete Williams
Vice Chairperson

John Blakley
Assistant Secretary

Lynda McMorrow
Assistant Secretary

Rizzetta & Company, Inc.
District Manager
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
(813) 933-5571

District records are on file at the offices of Rizzetta & Company, Inc., at 3434 Colwell Avenue Suite 200, Tampa, Florida 33614, and are available for public inspection upon request during normal business hours.

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¹ This list reflects the composition of the Board of Supervisors as of February 8, 2024. For a current list of Board Members, please contact the District Manager's office.

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and how are the improvements paid for? 5**

Assessments, Fees and Charges 9

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WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Waterset South Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well as maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Waterset South Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent, special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 22-19, enacted by the Board of County Commissioners of Hillsborough County, Florida, which was effective on July 27, 2022. The District encompasses approximately 758.880 acres of land located entirely within the boundaries of Hillsborough County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Hillsborough County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 758.880 acres, and located entirely within Hillsborough County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A”. The public infrastructure necessary to support the District’s development program includes, but is not limited to, earthwork, roadway improvements, stormwater management facilities including those associated with such roadway improvements, off-site roadway improvements, potable water and wastewater facilities, reclaimed water facilities, landscaping, hardscaping and sidewalk improvements, and recreational facilities. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Master Report of District Engineer, Master Capital Improvement Plan*, dated August 2022, (the “Engineer’s Report”), which details all of the improvements currently contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report and Supplemental Engineer’s Report (defined below) are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On October 31, 2022, the Thirteenth Judicial Circuit Court of the State of Florida, in and for Hillsborough County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$170,835,000 in Special Assessment Bonds for infrastructure needs of the District.

On February 13, 2024, the District issued \$9,120,000 Waterset South Community Development District Special Assessment Revenue Bonds, Series 2024 (the “Series 2024 Bonds”) for the purpose of: (1) financing a portion of the costs associated with the acquisition, construction, installation and equipping the Series 2024 Project, a portion of the Capital Improvement Plan as described in the Supplemental District Engineer's Report, Series 2024 Project (2024 Assessment Area) dated January 2024 (the "Supplemental Engineer's Report") and generally described below; (2) funding the Series 2024 Reserve Account in an amount equal to the Series 2024 Reserve Account Requirement; (3) capitalizing a portion of the interest to accrue on the Series 2024 Bonds, and (4) paying certain costs associated with the issuance of the Series 2024 Bonds.

EARTHWORK

The District presently intends to provide funding for the earthwork required to support the 2024 Assessment Area. Hillsborough County regulates the design criteria for the final grading and fill requirements within the District. To ensure that the District meets the requirements for vertical separation and drainage, earthwork will be required. The source of fill material for the site is generally planned to be generated from the excavation of the required stormwater management facilities. Any excavation beyond the depths required for stormwater treatment and floodplain compensation that is not required as fill for the proposed upland portions of the District will be funded by the Developer. If excavation of stormwater

management facilities to the required depth for treatment results in excess material, the District will be responsible for disposal. The Developer may handle disposal for the District.

The earthwork associated with the fill of the local roadways within Phase B is eligible for funding by the District to ensure adequate stormwater collection. The earthwork associated with the fill for the lot pads within Phase B is ineligible for funding by the District and will be the responsibility of the Developer.

ROADWAYS

The 2024 Assessment Area includes portions of roadways that will serve the District, including 3,820 LF of 30th Street and 1,000 LF of Covington Garden Drive. Both 30th Street and Covington Garden Drive are a two-lane divided roadway with a 124' right-of-way.

30th Street and this section of Covington Garden Drive are on the Hillsborough County Long Range Planning Map and may accordingly be eligible for Transportation Impact Fee Credits. Impact fee credits issued for District funded improvements will be addressed in a separate agreement between the District and the Developer.

Local roadways will be designed in accordance with Hillsborough County standards.

Collector roadways described and the local roadways within Phase G2 will be constructed or acquired by the District then dedicated for maintenance by Hillsborough County.

The local roadways within Phase B will not be eligible for District funding and will be funded solely by the Developer. The local roadways within Phase B will be owned and maintained by an HOA. The total estimated cost of these roadways is not included within the Opinion of Probable Cost.

WASTEWATER COLLECTION

The District will provide the sanitary sewer collection system for the 2024 Assessment Area. The District is within the Hillsborough County service area, with wastewater treatment service to be provided by the Hillsborough County Wastewater Department. The District's onsite sanitary sewer system will consist of conventional gravity collection lines with appurtenant manholes, pump stations, and force mains. The constructed systems will be constructed or acquired by the District then dedicated to Hillsborough County for operation and maintenance.

WATER DISTRIBUTION SYSTEM

The District will provide the potable water facilities required to support the 2024 Assessment Area. The District is within the Hillsborough County service area with potable water and fire service to be provided by the Hillsborough County Water Department. The water distribution systems within AA2 will consist of 12", 8", 6" and 4" watermains with appurtenant valves and fire hydrants. The constructed systems will be constructed or acquired by the District then dedicated to Hillsborough County for operation and maintenance.

RECLAIMED WATER DISTRIBUTION SYSTEM

The District will provide the reclaimed water facilities required to support the 2024 Assessment Area. The District is within the Hillsborough County service area with reclaimed water service to be provided by the Hillsborough County Water Department. The reclaimed water distribution systems within the 2024 Assessment Area will consist of 12", 8", 6" and 4" reclaimed water mains with appurtenant valves. The constructed systems will be constructed or acquired by the District then dedicated to Hillsborough County for operation and maintenance.

STORMWATER MANAGEMENT

The District will provide stormwater management facilities required to support the 2024 Assessment Area. Hillsborough County and the Southwest Florida Water Management District ("SWFWMD") regulate the design criteria for the stormwater management system within the District. The pre-development site runoff and water management conditions have been developed by Hillsborough County and SWFWMD. The existing, onsite, naturally occurring wetlands are as delineated by SWFWMD and the Hillsborough County Environmental Protection Commission.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream because of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. It will be the responsibility of the District to maintain the stormwater management system and ensure its operation.

19th AVENUE IMPROVEMENTS

The District will also be served by off-site intersection improvements and partial widening to the existing 19th Avenue east/west collector roadway along the southern border. The improvements are defined and required within the current PRS 20-0004 (final conditions of approval). The roadway improvements may be funded by the District and may include paving and drainage, utility relocations, culvert extensions, TECO transmission pole relocation, and a multi-use path. The improvements to 19th Avenue are included within the 2024 Assessment Area

LANDSCAPING, HARDSCAPE, AND IRRIGATION

Significant landscape features, and associated irrigation systems are planned for the District. These features include landscaping of the main roadways, parks, common areas, and perimeter buffer areas. The landscaping and irrigation necessary for the 2024 Assessment Area may be funded and/or maintained by the District.

Any landscaping and irrigation behind the gates within Phase B may not be funded or maintained by the District.

Significant hardscape features and are planned for the District. These features include entry monuments along the main roadways in the District. The entry features supporting the 2024 Assessment Area may be funded and/or maintained by the District.

The gated entry features for Phase B may not be funded or maintained by the District.

RECREATIONAL FACILITIES

It is anticipated that the District will expand the Development's recreational facilities including neighborhood parks and open space intended for both active and passive use featuring pavilions, mulched and concrete pathways, boardwalk wetland ditch crossings, trail system, and benches. The recreational improvements may be funded and/or maintained by the District.

The District will have substantial wildlife conservation areas located throughout. The Development proposes to preserve many of the existing wetlands present within the Development to provide habitat for wildlife and will include passive recreation trails around and near these areas.

PRIMARY AMENITY CENTER¹

It is anticipated that the District will expand the Development's recreational facilities including an approximately 5-acre primary amenity center within the 2024 Assessment Area. The amenity center may be funded and/or maintained by the District.

¹ Pursuant to the *Waterset South Community Development District Master Report of District Engineer, Master Capital Improvement Plan*, dated August, 2022, and the *Waterset South Community Development District Master Special Assessment Allocation Report*, dated August 9, 2022, the primary amenity will provide benefit to the conventional units only, thus the units within Phases B and C will not be assessed for the costs associated with that amenity. The Primary amenity will be available for use by the public, including the residents of Phases B and C, via a user fee set by the Board of Supervisors of the District.

A separate, private amenity site is planned to be within Phase B that will be inaccessible to the remainder of the residents in the District. This amenity site is not eligible for funding or maintenance by the District.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2024 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. Specifically, the Series 2024 Assessments pay back the Series 2024 Bonds for its share of the Series 2024 Project infrastructure. Pursuant to the *Waterset South Community Development District Master Special Assessment Allocation Report*, dated August 9, 2022, and the *Waterset South Community Development District Final Supplemental Special Assessment Allocation Report, Special Assessment Revenue Bonds, Series 2024*, dated January 25, 2024, the Phase G-2 Units are assessed as conventional units and Phase B units are age-qualified units. As noted above, certain improvements located behind the gates within Phase B are not financed by the District nor eligible for District ownership or maintenance. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Series 2024 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt assessment for each issuance of the Series 2024 Bonds per unit is as follows:

Product Type	Maximum Annual Debt Assessment Per Unit
Phase B - Villa 36’	\$611.96
Phase B - Single Family 50’	\$849.95
Phase B - Single Family 60’	\$1,019.94
Phase G-2 - Single Family 50’	\$1,499.91
Phase G-2 - Single Family 60’	\$1,799.89
Phase G-2 - Single Family 70’	\$2,099.87

Note: The maximum annual assessments level amounts include discounts for early payments and estimated county collection costs, which may fluctuate.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*. More information can be obtained from the Capital Improvement Plan on file with the District.

In addition to the special assessments described above, the District's Board of Supervisors may annually determine and calculate operations and maintenance assessments against all benefited lands in the District. These assessments may also be collected in the same manner as county ad valorem taxes.

Method of Collection

The District's special and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Hillsborough County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Waterset South Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Waterset South Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Second Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2024, and recorded in the Official Records of Hillsborough County, Florida.

WITNESSES:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Address _____

Street _____

City, State, Zip _____

Amanda King
Chairperson, Board of Supervisors

Print Name: _____
Address _____

Street _____

City, State, Zip _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2024, by Amanda King as Chairperson of the Board of Supervisors of the Waterset South Community Development District.

NOTARY SEAL

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

**WATERSET SOUTH
2024 CDD ASSESSMENT AREA**

DESCRIPTION: ALL of WATERSET WOLF CREEK PHASE B, according to the plat thereof, as recorded in Plat Book 146, Pages 7 through 28 inclusive, of the Public Records of Hillsborough County, Florida.

Containing 103.232 acres, more or less.

TOGETHER WITH:

WATERSET WOLF CREEK PHASE G2 AND 30TH STREET PHASES G2 AND G3

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

COMMENCE at the Northeast corner of said Section 34, run thence along the North boundary of the Northeast 1/4 of said Section 34, N.89°12'28"W., 110.62 feet to a point on the Easterly boundary of WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1, according to the plat thereof, as recorded in Plat Book 144, Pages 184 through 201 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1, the following three (3) courses: 1) S.00°37'43"W., 15.97 feet to a point of curvature; 2) Southerly, 1290.96 feet along the arc of a curve to the right having a radius of 2062.00 feet and a central angle of 35°52'17" (chord bearing S.18°33'51"W., 1269.98 feet) to a point of tangency; 3) S.36°30'00"W., 857.00 feet to the **POINT OF BEGINNING**; thence continue S.36°30'00"W., 2685.26 feet to a point of curvature; thence Southerly, 965.32 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of 35°57'42" (chord bearing S.18°31'09"W., 949.56 feet) to a point of tangency; thence S.00°32'18"W., 122.72 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, as recorded in Official Records Book 4078, Page 375 and Official Records Book 4095, Page 382, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, N.88°43'57"W., 124.01 feet; thence N.00°32'18"E., 121.14 feet to a point of curvature; thence Northerly, 342.14 feet along the arc of said curve to the right having a radius of 1662.00 feet and a central angle of 11°47'42" (chord bearing N.06°26'09"E., 341.54 feet); thence WEST, 365.00 feet; thence NORTH, 580.00 feet; thence N.20°00'00"W., 940.00 feet; thence N.14°00'00"E., 1200.00 feet; thence N.05°00'00"E., 892.60 feet; thence N.36°30'00"E., 100.00 feet; thence N.11°00'00"E., 710.98 feet; thence N.23°45'00"E., 338.21 feet to a point on a curve on the Southerly boundary of WATERSET WOLF CREEK PHASE D2, according to the plat thereof, as recorded in Plat Book 143, Pages 145 through 160 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of WATERSET

WOLF CREEK PHASE D2, the following three (3) courses: 1) Easterly, 298.87 feet along the arc of a curve to the left having a radius of 1632.00 feet and a central angle of 10°29'33" (chord bearing S.71°29'34"E., 298.45 feet) to a point on a curve; 2) Easterly, 281.38 feet along the arc of a curve to the left having a radius of 1632.00 feet and a central angle of 09°52'43" (chord bearing S.80°33'06"E., 281.03 feet) to a point on a curve; 3) Easterly, 162.28 feet along the arc of a curve to the left having a radius of 1637.50 feet and a central angle of 05°40'42" (chord bearing S.89°26'17"E., 162.22 feet) to the Northwest corner of the aforesaid WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1; thence along the Westerly boundary of said WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1, the following thirteen (13) courses: 1) S.07°21'27"E., 215.35 feet; 2) S.02°32'33"W., 53.30 feet; 3) S.22°20'33"W., 53.30 feet; 4) S.36°05'45"W., 60.63 feet; 5) S.36°30'00"W., 445.00 feet; 6) S.53°30'00"E., 100.00 feet to a point of curvature; 7) Southerly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.08°30'00"E., 28.28 feet); 8) S.53°30'00"E., 50.00 feet to a point on a curve; 9) Easterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.81°30'00"E., 28.28 feet) to a point of tangency; 10) S.53°30'00"E., 110.00 feet; 11) S.36°30'00"W., 265.00 feet; 12) S.08°30'00"W., 101.90 feet; 13) S.22°39'00"E., 96.15 feet; thence along the Southerly boundary of said WATERSET WOLF CREEK PHASE G1 AND 30TH STREET PHASE G1, the following four (4) courses: 1) S.47°30'53"E., 54.92 feet; 2) S.53°30'00"E., 1085.00 feet; 3) N.36°30'00"E., 508.00 feet; 4) S.53°30'00"E., 279.00 feet to the **POINT OF BEGINNING**.

Containing 131.249 acres, more or less.

ALTOGETHER Containing 234.481 acres, more or less.

AMI-WSN-WS-152

P:\Waterset\CDD\South CDD\2024 ASSESSMENT AREA\WSET-SOUTH 2024 CDD

ASSESSMENT AREA-DS.doc

WFS

January 8, 2024

Tab 8

RESOLUTION 2024-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Revenue Bonds, Series 2024, in the par amount of \$9,120,000 (“Series 2024 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2024 Bonds on February 13, 2024; and

WHEREAS, as prerequisites to the issuance of the Series 2024 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2024 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2024 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2024 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2024 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of March, 2024.

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 9

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, February 8, 2024, at 9:02 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

Amanda King	Board Supervisor, Chairman
Lynda McMorrow	Board Supervisor, Assistant Secretary
Deneen Klenke	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary

Also present were:

Ruben Durand	District Manager, Rizzetta & Co.
Alyssa Willson	District Counsel, Kutak Rock LLP (via conf. call)
Kate John	District Counsel, Kutak Rock LLP
Eric Francis	Representative, Heidt Design (via conf. call)
John Toborg	Field Services, Rizzetta
Jessi Milch	Representative, Sunrise Landscape
Christian Santiago	Representative, Sunrise Landscape
Tony Smith	Representative, Sitex Aquatics
Kathy Parodi	Clubhouse Manager, Castle Group
Misty Taylor	Bond Counsel, BMO
Sara Zare	Representative, MBS Capital Markets (via conf. call)
Kayla Connel	Finance, Rizzetta & Co.
Fiona Didomenico	Representative, Castle Group

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics

1. Presentation of Waterway Inspection Report

Mr. Smith presented report. The Board asked questions about pond #3.

B. Landscape & Irrigation

1. Presentation of Landscape Inspection Report

Mr. Toborg presented report. Mr. Toborg discussed in depth the report and answered Board member questions.

2. Landscape Contractor Update

Ms. Milch provided updates.

3. Irrigation Contractor Update

Mr. Durand presented updates.

C. District Counsel

Ms. John provided updates.

D. District Engineer

Mr. Francis was present, no report.

E. District Manager

Mr. Durand advised the Board that the next meeting will be held on March 14, 2024, at 9:00 a.m., at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.

i. Presentation of 4th Quarter Website Audit

Mr. Durand presented the 4th Quarter Website Audit to the Board.

FOURTH ORDER OF BUSINESS

**Consideration of Sitex Proposal for
Additional Ponds**

On a motion by Ms. King, seconded by Mr. Blakley, with all in favor, the Board approved, in substantial form, the Sitex Proposal for Additional Ponds, subject to Board's acceptance of the deed, for the Waterset South Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Supplemental
Engineer's Report**

Ms. Willson presented the Engineer's Report to the Board. Mr. Francis confirmed what Ms. Wilson presented.

SIXTH ORDER OF BUSINESS

**Presentation of Supplemental
Assessment Methodology Report**

Ms. Connell presented the report to the Board.

SEVENTH ORDER OF BUSINESS

**Consideration of Supplemental
Assessment Resolution Add resolution
number**

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board adopted the Supplemental Assessment Resolution, for the Waterset South Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Series 2024 Ancillary
Documents**

On a motion by Ms. Klenke, seconded by Mr. Blakley, with all in favor, the Board approved to authorize chair to execute agreement and hold in escrow until February 13, 2024, for the Waterset South Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Drainage Easement

On a motion by Ms. King, seconded by Mr. Blakley, with all in favor, the Board ratified the Drainage Easement, for the Waterset South Community Development District.

TENTH ORDER OF BUSINESS

Consideration of G-2 Conveyances

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board approved the G-2 Conveyance, for the Waterset South Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Board of Supervisors
Regular Meeting Minutes for
January 11, 2024**

On a motion by Ms. King, seconded by Ms. Klenke, with all in favor, the Board approved the Regular Meeting Minutes from January 11, 2024, for the Waterset South Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
December 2023**

On a motion by Ms. King, seconded by Mr. Blakley, with all in favor, the Board ratified the Operations & Maintenance Expenditures for December 2023 add amount \$\$, for the Waterset South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

No Supervisor Requests/Comments were made.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Blakley, seconded by Ms. King, with all in favor, the Board adjourned the meeting at 10:14 a.m., for the Waterset South Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 10

Waterset South Community Development District

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

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

www.watersetsouthcdd.org

Operations and Maintenance Expenditures January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$54,763.08**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Company, Inc.	100103	23664	Monthly Irrigation Maintenance 09/23-11/23	\$ 7,617.00
Ballenger & Company, Inc.	100104	23675	Irrigation Repairs 12/23	\$ 600.00
Ballenger & Company, Inc.	100104	23689	Monthly Irrigation Maintenance 01/24	\$ 2,539.00
F Peter Williams	100109	PW011124 184	Board of Supervisors Meeting 01/11/24	\$ 200.00
Hillsborough County BOCC	ACH	2643318705 12/23 ACH	5568 Waterset Blvd. 12/23	\$ 272.68
John C. Blakley	100110	JB011124	Board of Supervisors Meeting 01/11/24	\$ 200.00
Kutak Rock, LLP	100105	3328844	General Counsel - Legal Services 11/23	\$ 2,158.50
Rizzetta & Company, Inc.	100101	INV0000086426	District Management Fees 01/24	\$ 5,000.00
Rizzetta & Company, Inc.	100102	INV0000086352	Annual Dissemination Services 01/24	\$ 6,000.00
Sitex Aquatics, LLC	100106	7834-B	Monthly Lake Maintenance - 23 Waterways 01/24	\$ 2,682.00
Sunrise Landscape	100107	15773	Monthly Landscape Maintenance 01/24	\$ 9,818.92
TECO	ACH	TECO Summary ACH 12/23	TECO Summary 12/23	\$ 17,356.48
Times Publishing Company	100108	0000322936 12/27/23	Legal Advertising Account #324589 12/27/23	\$ <u>318.50</u>
Report Total				\$ <u>54,763.08</u>

Ballenger & Co., Inc

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Waterset South CDD
3434 Colwell Ave. #200
Tampa, FL 33614

INVOICE 23664
DATE 11/01/2023
TERMS Net 30
DUE DATE 12/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/01/2023	Irrigation Contract Maintenance	Waterset South - Monthly Irrigation Maintenance	1	2,539.00	2,539.00
10/01/2023	Irrigation Contract Maintenance	Waterset South - Monthly Irrigation Maintenance	1	2,539.00	2,539.00
11/01/2023	Irrigation Contract Maintenance	Waterset South - Monthly Irrigation Maintenance	1	2,539.00	2,539.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$7,617.00

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

**BCI Entities, LLC dba Ballenger
Irrigation**

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Waterset South CDD
3434 Colwell Ave. #200
Tampa, FL 33614

INVOICE 23675
DATE 12/28/2023
TERMS Net 30
DUE DATE 01/27/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repairs	Waterset South - Labor, materials, and equipment necessary for the activation of three (3) communication modules.	1	600.00	600.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$600.00

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

RECEIVED
12/28/23

Ballenger & Co., Inc

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Waterset South CDD
3434 Colwell Ave. #200
Tampa, FL 33614

INVOICE 23689
DATE 01/01/2024
TERMS Net 30
DUE DATE 01/31/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Waterset South - Monthly Irrigation Maintenance	1	2,539.00	2,539.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$2,539.00

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

RECEIVED
01/03/24

Waterset South CDD
Meeting Date: January 11, 2024

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Deneen Klenke*	✓
Pete Williams	✓
John Blakley	✓
Lynda McMorrow*	✓
Amanda King *	✓

PW011124
 JB011124

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
 01/12/24

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:08 AM
Meeting End Time:	10:02 AM
Total Meeting Time:	54 mhs

Time Over 3 (?) Hours:	0
------------------------	---

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: R. Durand



Hillsborough County Florida

S-Page 1 of 4

CUSTOMER NAME WATERSET SOUTH CDD	ACCOUNT NUMBER 2643318705	BILL DATE 12/29/2023	DUE DATE 01/19/2024
--	-------------------------------------	--------------------------------	-------------------------------



Summary of Account Charges

Previous Balance	\$876.30
Net Payments - Thank You	\$-876.30
Total Account Charges	\$272.68
AMOUNT DUE	\$272.68

Important Message

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on HCFLGov.net/WaterRestrictions or call (813) 275-7094.

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2643318705



ELECTRONIC PAYMENTS BY CHECK OR			
Automated Payment Line: (813) 276 8526			
Internet Payments: HCFLGov.net/WaterBill			
Additional Information: HCFLGov.net/Water			

THANK YOU!



WATERSET SOUTH CDD
3434 COLWELL AVENUE
TAMPA FL 33614-8390

2.241 8

DUE DATE	01/19/2024
AMOUNT DUE	\$272.68
AMOUNT PAID	

0026433187056 00000272682



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2023	01/19/2024

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



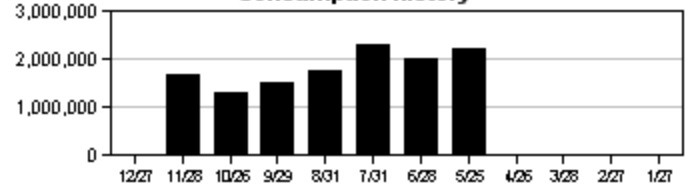
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	11/28/2023	2730889	12/27/2023	2730899	10 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$5.55
Total Service Address Charges \$5.55

An estimated read was used to calculate your bill

Consumption History



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2023	01/19/2024

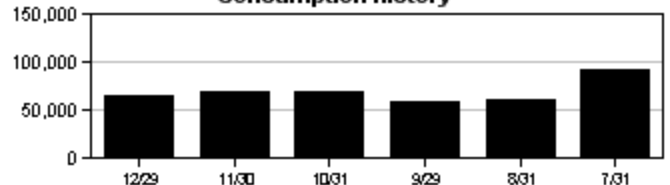
Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG
S-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	11/30/2023	347200	12/29/2023	411680	64482 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$37.52
Total Service Address Charges \$37.52

Consumption History



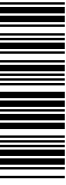


Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2023	01/19/2024

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

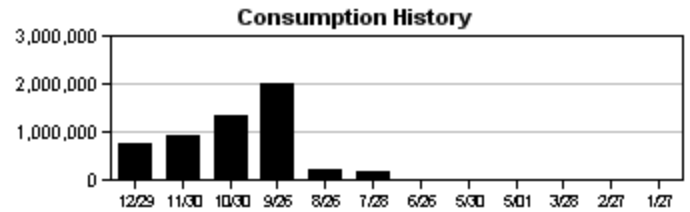
S-Page 3 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	11/30/2023	8074318	12/29/2023	8807452	733134 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$209.14
Total Service Address Charges	\$209.14



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2023	01/19/2024

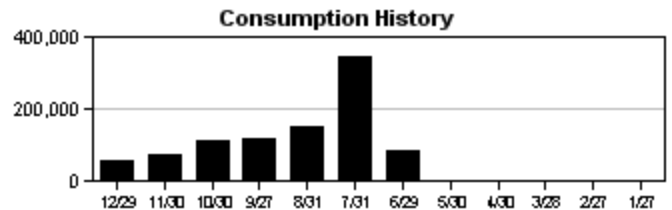
Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	11/30/2023	881619	12/29/2023	934638	53022 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.03
Total Service Address Charges	\$14.03





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	12/29/2023	01/19/2024

Service Address: 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

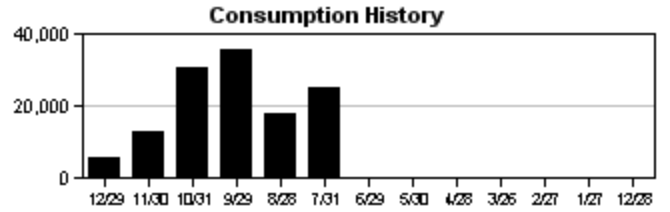
S-Page 4 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	11/30/2023	121022	12/29/2023	126553	5533 GAL	ACTUAL	RECLAIM

Service Address Charges

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



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 28, 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. 3328844

Client Matter No. 28623-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3328844
28623-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/23	K. John	1.80	450.00	Review Hillsborough County website publication requirements
11/03/23	K. John	0.20	50.00	Review agenda; prepare board meeting materials
11/07/23	K. John	1.80	450.00	Review agenda; prepare board meeting materials; research county website publication requirements
11/07/23	A. Willson	0.70	206.50	Review meeting agenda; work session with John regarding ongoing items
11/09/23	K. John	1.60	400.00	Review agenda; prepare board meeting materials; attend board meeting and follow up from same
11/09/23	A. Willson	1.40	413.00	Attend board meeting; post meeting follow up; confer with King regarding work authorization
11/15/23	J. Gillis	0.40	64.00	Confer with staff regarding Sitex Aquatics proposal adding ponds; research regarding same; review and revise work authorization regarding same

KUTAK ROCK LLP

Waterset South CDD
December 28, 2023
Client Matter No. 28623-1
Invoice No. 3328844
Page 2

11/15/23	K. John	0.10	25.00	Prepare Sitex work authorization; confer with King
11/30/23	K. John	0.40	100.00	Review draft agenda; confer with Durand

TOTAL HOURS 8.40

TOTAL FOR SERVICES RENDERED \$2,158.50

TOTAL CURRENT AMOUNT DUE \$2,158.50

RECEIVED
12/28/23

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

Invoice

Date	Invoice #
1/1/2024	INV0000086426

Bill To:

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
January	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
Field Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,837.50	\$1,837.50
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,000.00
		Total	\$5,000.00

RECEIVED
 12/22/23

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

Invoice

Date	Invoice #
1/1/2024	INV0000086352

Bill To:

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$6,000.00	\$6,000.00
Subtotal			\$6,000.00
Total			\$6,000.00

RECEIVED
 12/22/23

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

Invoice

BILL TO

Waterset South CDD
Rizzetta
9428 Camden Field Pkwy
Riverview, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7834-B	01/01/2024	\$2,682.00	01/31/2024	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lake Maintenance	Monthly Lake Maintenance 23 Waterways	1	2,682.00	2,682.00

SUBTOTAL 2,682.00
TAX 0.00
TOTAL 2,682.00
BALANCE DUE **\$2,682.00**

RECEIVED
01/01/24



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 15773

PO#	Date
	01/02/2024
Sales Rep	Terms
Clay Sones	Net 30

Bill To
Waterset South Waterset South 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Waterset South 30th St NE Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#7625 - Landscape Maintenance Agreement - Phase A & D1 January 2024				\$9,818.92

RECEIVED
 01/02/24

Total	\$9,818.92
Credits/Payments	(\$0.00)
Balance Due	\$9,818.92

Waterset South CDD

TECO Summary 12/23

Account #	Amount	Service Address	GL Code	Obj Code
221008801724	\$ 10,788.74	5586 Summer Sunset Dr	51300	4307
221008952683	\$ 3,749.33	Waterset PH G1 Wolf Creek	51300	4307
221008954077	\$ 2,685.33	Waterset PH G2 Wolf Creek	51300	4307
221009082118	\$ -	Waterset Covington Dr PHB	51300	4307
221009083702	\$ 29.22	5448 Wateret Blvd, IRRG	51300	4301
221009083710	\$ 25.63	5421 Summer Sunset Dr, IRRG	51300	4301
221009143712	\$ 26.97	5261 Covington Garden Dr, IRRG	51300	4301
221009143720	\$ 25.63	6288 Hidden Branch Dr	51300	4301
221009143738	\$ 25.63	6064 Hidden Branch Dr, IRRG	51300	4301
Total By Code: 001-53100-4301	\$ 133.08			
Total By Code:001-53100-4307	\$ 17,223.40			
Total By Code: 001-15601	\$ -			

Total Amount \$ 17,356.48



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

Statement Date: January 05, 2024

Amount Due: \$10,788.74

Due Date: January 26, 2024

Account #: 221008801724

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Previous Amount Due \$10,570.11
Payment(s) Received Since Last Statement -\$10,570.11

Current Month's Charges \$10,788.74

Amount Due by January 26, 2024 \$10,788.74

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



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

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

Account #: 221008801724

Due Date: January 26, 2024



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Amount Due: \$10,788.74

Payment Amount: \$ _____

642742127415

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.

6427421274152210088017240000010788744




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

Account #: 221008801724
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Service Period: Nov 30, 2023 - Dec 29, 2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	4351 kWh @ \$0.03406/kWh	\$148.20
Fixture & Maintenance Charge	229 Fixtures	\$3803.69
Lighting Pole / Wire	229 Poles	\$6485.28
Lighting Fuel Charge	4351 kWh @ \$0.03806/kWh	\$165.60
Storm Protection Charge	4351 kWh @ \$0.03877/kWh	\$168.69
Clean Energy Transition Mechanism	4351 kWh @ \$0.00036/kWh	\$1.57
Storm Surcharge	4351 kWh @ \$0.00074/kWh	\$3.22
Florida Gross Receipt Tax		\$12.49
Lighting Charges		\$10,788.74

Total Current Month's Charges \$10,788.74

Important Messages


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Ways To Pay Your Bill

- 

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

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

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

Contact Us

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

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



WATERSET SOUTH CDD
WATERSET PH G1 WOLF CREEK
APOLLO BEACH, FL 33572

Statement Date: January 05, 2024

Amount Due: \$3,749.33

Due Date: January 26, 2024

Account #: 221008952683

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Previous Amount Due	\$2,184.11
Payment(s) Received Since Last Statement	-\$2,184.11
Current Month's Charges	\$3,749.33

Amount Due by January 26, 2024 \$3,749.33

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



Scan here to view your account online.



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For more safety tips, visit

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Account #: 221008952683

Due Date: January 26, 2024



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

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

Amount Due: \$3,749.33

Payment Amount: \$ _____

642742127416

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.

6427421274162210089526830000003749334



Service For:
 WATERSET PH G1 WOLF CREEK
 APOLLO BEACH, FL 33572

Account #: 221008952683
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Service Period: Nov 30, 2023 - Dec 29, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	1406 kWh @ \$0.03406/kWh	\$47.89
Fixture & Maintenance Charge	134 Fixtures	\$1229.14
Lighting Pole / Wire	134 Poles	\$2095.68
Lighting Fuel Charge	1406 kWh @ \$0.03806/kWh	\$53.51
Storm Protection Charge	1406 kWh @ \$0.03877/kWh	\$54.51
Clean Energy Transition Mechanism	1406 kWh @ \$0.00036/kWh	\$0.51
Storm Surcharge	1406 kWh @ \$0.00074/kWh	\$1.04
Florida Gross Receipt Tax		\$4.04
State Tax		\$263.01
Lighting Charges		\$3,749.33

Total Current Month's Charges **\$3,749.33**

Important Messages

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

Contact Us

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

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WATERSET SOUTH CDD
WATERSET PH G2 WOLF CREEK
APOLLO BEACH, FL 33572

Statement Date: January 05, 2024

Amount Due: \$2,685.33

Due Date: January 26, 2024

Account #: 221008954077

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Previous Amount Due	\$1,204.28
Payment(s) Received Since Last Statement	-\$1,204.28
Current Month's Charges	\$2,685.33

Amount Due by January 26, 2024 \$2,685.33

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



Scan here to view your account online.



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Account #: 221008954077

Due Date: January 26, 2024



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

Amount Due: \$2,685.33

Payment Amount: \$ _____

642742127417

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.

6427421274172210089540770000002685332



Service For:
WATERSET PH G2 WOLF CREEK
APOLLO BEACH, FL 33572

Account #: 221008954077
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Service Period: Nov 30, 2023 - Dec 29, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1007 kWh @ \$0.03406/kWh	\$34.30
Fixture & Maintenance Charge	53 Fixtures	\$880.33
Lighting Pole / Wire	53 Poles	\$1500.96
Lighting Fuel Charge	1007 kWh @ \$0.03806/kWh	\$38.33
Storm Protection Charge	1007 kWh @ \$0.03877/kWh	\$39.04
Clean Energy Transition Mechanism	1007 kWh @ \$0.00036/kWh	\$0.36
Storm Surcharge	1007 kWh @ \$0.00074/kWh	\$0.75
Florida Gross Receipt Tax		\$2.89
State Tax		\$188.37
Lighting Charges		\$2,685.33

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Total Current Month's Charges

\$2,685.33

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

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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
WATERSET COVINGTON DR PHB
APOLLO BEACH, FL 33572


Statement Date: January 05, 2024

Amount Due:	\$0.00
Due Date: January 26, 2024	
Account #: 221009082118	

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$0.00
Amount Due by January 26, 2024	
\$0.00	

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



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Account #: 221009082118
Due Date: January 26, 2024

Amount Due:	\$0.00
Payment Amount:	\$ _____

619285388344

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.

61928538834422100908211800000000000009



Account #: 221009082118
 Statement Date: January 05, 2024
 Charges Due: January 26, 2024

Service Period: Nov 30, 2023 - Dec 29, 2023

Charge Details

Important Messages

⚡ Electric Charges	
Lighting Service Items LS-1 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$0.00

Total Current Month's Charges

\$0.00

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Ways To Pay Your Bill



Bank Draft

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Phone

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 866-832-6249

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

Statement Date: January 05, 2024

Amount Due: \$29.22

Due Date: January 26, 2024

Account #: 221009083702

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Table with 2 columns: Description, Amount. Rows include Previous Amount Due (\$32.73), Payment(s) Received Since Last Statement (-\$32.73), and Current Month's Charges (\$29.22).

Amount Due by January 26, 2024 \$29.22

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



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



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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



Account #: 221009083702

Due Date: January 26, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$29.22

Payment Amount: \$

619285388345

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.

6192853883452210090837020000000029229



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

Account #: 221009083702
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Meter Read

Meter Location: IRRG

Service Period: Nov 30, 2023 - Dec 29, 2023

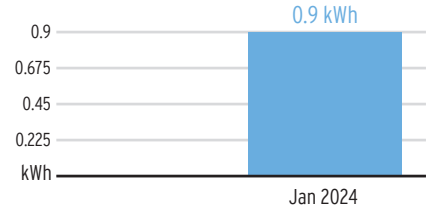
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	12/29/2023	126		98		28 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	28 kWh @ \$0.08192/kWh	\$2.29
Fuel Charge	28 kWh @ \$0.03843/kWh	\$1.08
Storm Protection Charge	28 kWh @ \$0.00775/kWh	\$0.22
Clean Energy Transition Mechanism	28 kWh @ \$0.00427/kWh	\$0.12
Storm Surcharge	28 kWh @ \$0.00225/kWh	\$0.06
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.94
State Tax		\$2.28
Total Electric Cost, Local Fees and Taxes		\$29.22

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$29.22

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: January 05, 2024

Amount Due:	\$25.63
Due Date: January 26, 2024	
Account #: 221009083710	


Account Summary

Current Service Period: November 30, 2023 - December 29, 2023	
Previous Amount Due	\$28.21
Payment(s) Received Since Last Statement	-\$28.21
Current Month's Charges	\$25.63
Amount Due by January 26, 2024 \$25.63	

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

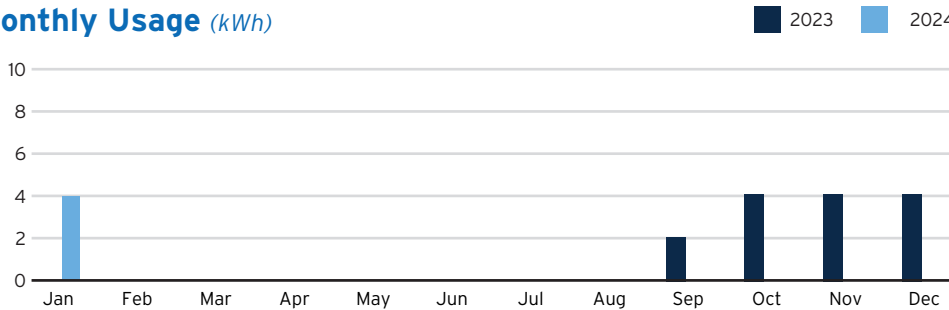
Your Energy Insight

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

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

Account #: 221009083710
Due Date: January 26, 2024

Amount Due:	\$25.63
Payment Amount:	\$ _____

619285388346

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.

619285388346221009083710000000025632



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

Account #: 221009083710
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Meter Read

Service Period: Nov 30, 2023 - Dec 29, 2023

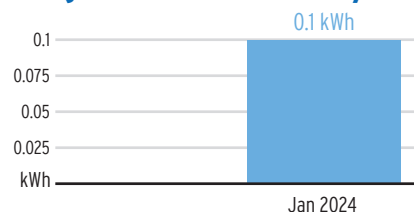
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886162	12/29/2023	18		14		4 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	4 kWh @ \$0.08192/kWh	\$0.33
Fuel Charge	4 kWh @ \$0.03843/kWh	\$0.15
Storm Protection Charge	4 kWh @ \$0.00775/kWh	\$0.03
Clean Energy Transition Mechanism	4 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.00225/kWh	\$0.01
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.63
State Tax		\$2.00
Total Electric Cost, Local Fees and Taxes		\$25.63

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$25.63

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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
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 Tampa, FL 33601-0111

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

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

Statement Date: January 05, 2024

Amount Due: \$26.97

Due Date: January 26, 2024

Account #: 221009143712

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Table with 2 columns: Description, Amount. Rows include Previous Amount Due (\$141.73), Payment(s) Received Since Last Statement (-\$141.73), and Current Month's Charges (\$26.97).

Amount Due by January 26, 2024 \$26.97

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

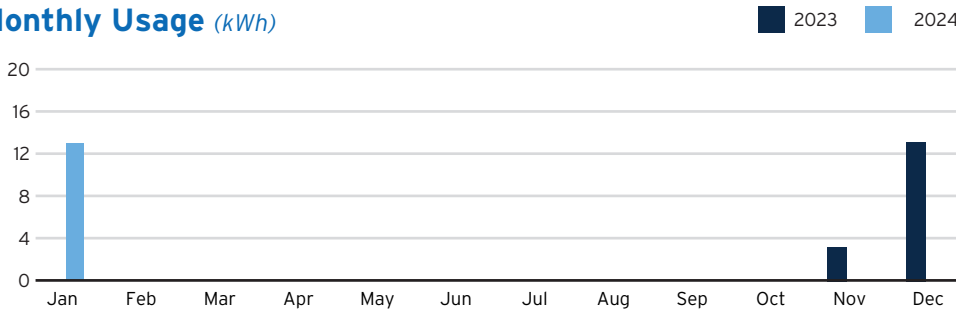
Your Energy Insight

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



Scan here to view your account online.

Monthly Usage (kWh)



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



DOWNED IS DANGEROUS!

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

Account #: 221009143712

Due Date: January 26, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$26.97

Payment Amount: \$ _____

622989078165

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.

6229890781652210091437120000000026973



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

Account #: 221009143712
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Nov 30, 2023 - Dec 29, 2023

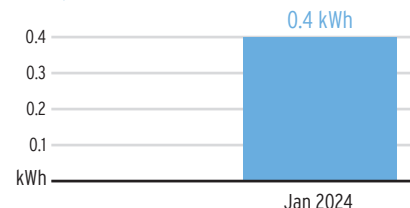
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	12/29/2023	29		16		13 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	13 kWh @ \$0.08192/kWh	\$1.06
Fuel Charge	13 kWh @ \$0.03843/kWh	\$0.50
Storm Protection Charge	13 kWh @ \$0.00775/kWh	\$0.10
Clean Energy Transition Mechanism	13 kWh @ \$0.00427/kWh	\$0.06
Storm Surcharge	13 kWh @ \$0.00225/kWh	\$0.03
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.87
State Tax		\$2.10
Total Electric Cost, Local Fees and Taxes		\$26.97

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$26.97

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

Contact Us

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

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

Statement Date: January 05, 2024

Amount Due: \$25.63

Due Date: January 26, 2024

Account #: 221009143720

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Table with 2 columns: Description, Amount. Previous Amount Due \$28.21, Payment(s) Received Since Last Statement -\$28.21, Current Month's Charges \$25.63

Amount Due by January 26, 2024 \$25.63

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



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



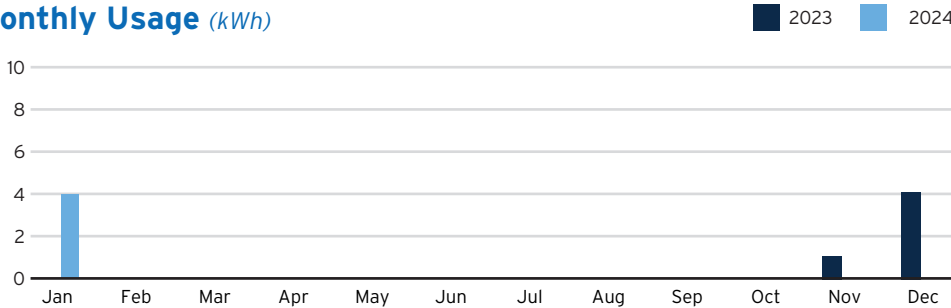
Scan here to view your account online.



DOWNED IS DANGEROUS!

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Monthly Usage (kWh)



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

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



Account #: 221009143720

Due Date: January 26, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$25.63

Payment Amount: \$ _____

622989078166

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.

6229890781662210091437200000000025638



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

Account #: 221009143720
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Nov 30, 2023 - Dec 29, 2023

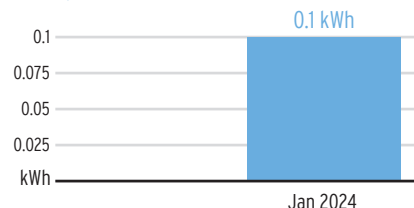
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	12/29/2023	9		5		4 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	4 kWh @ \$0.08192/kWh	\$0.33
Fuel Charge	4 kWh @ \$0.03843/kWh	\$0.15
Storm Protection Charge	4 kWh @ \$0.00775/kWh	\$0.03
Clean Energy Transition Mechanism	4 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.00225/kWh	\$0.01
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.63
State Tax		\$2.00
Total Electric Cost, Local Fees and Taxes		\$25.63

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$25.63

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Ways To Pay Your Bill

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

Statement Date: January 05, 2024

Amount Due: \$25.63

Due Date: January 26, 2024

Account #: 221009143738

Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Table with 2 columns: Description, Amount. Previous Amount Due \$140.53, Payment(s) Received Since Last Statement -\$140.53, Current Month's Charges \$25.63

Amount Due by January 26, 2024 \$25.63

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



Your average daily kWh used was 50% lower than it was in your previous period.



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)

Legend: 2023 (dark blue), 2024 (light blue)



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

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



Account #: 221009143738

Due Date: January 26, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$25.63

Payment Amount: \$ _____

622989078167

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.

6229890781672210091437380000000025638



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

Account #: 221009143738
Statement Date: January 05, 2024
Charges Due: January 26, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Nov 30, 2023 - Dec 29, 2023

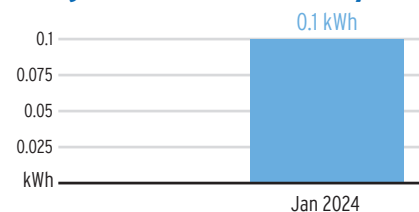
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	12/29/2023	10		6		4 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	4 kWh @ \$0.08192/kWh	\$0.33
Fuel Charge	4 kWh @ \$0.03843/kWh	\$0.15
Storm Protection Charge	4 kWh @ \$0.00775/kWh	\$0.03
Clean Energy Transition Mechanism	4 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.00225/kWh	\$0.01
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.63
State Tax		\$2.00
Total Electric Cost, Local Fees and Taxes		\$25.63

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$25.63

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Phone

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

All Other

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tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
12/27/23		WATERSET SOUTH CDD	
Billing Date	Sales Rep	Customer Account	
12/27/2023	Jean Mitotes	324589	
Total Amount Due		Ad Number	
\$318.50		0000322936	

PAYMENT DUE UPON RECEIPT

JAN 3 2024

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/27/23	12/27/23	0000322936	Times	Legals CLS	Waterset South CDD Regular Meeting	1	2x38 L	\$314.50
12/27/23	12/27/23	0000322936	Tampabay.com	Legals CLS	Waterset South CDD Regular Meeting AffidavitMaterial	1	2x38 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

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

Advertising Run Dates		Advertiser Name	
12/27/23		WATERSET SOUTH CDD	
Billing Date	Sales Rep	Customer Account	
12/27/2023	Jean Mitotes	324589	
Total Amount Due		Ad Number	
\$318.50		0000322936	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

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

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 DALLAS, TX 75312-3396

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Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** 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: Waterset South CDD Regular Meeting** was published in said newspaper by print in the issues of: **12/27/23** 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 **12/27/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on Thursday, January 11, 2024, at 9:00 a.m at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

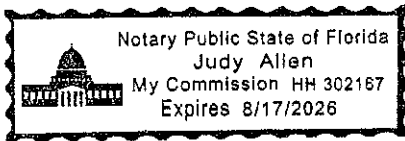
Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Ruben Durand
District Manager
Run Date: 12/27/2023

0000322936

JAN 11 2024

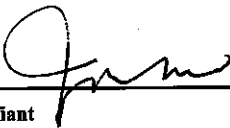


Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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Signature Affiant

Sworn to and subscribed before me this **12/27/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

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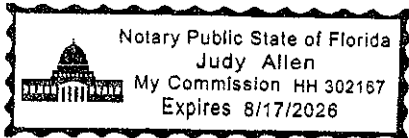
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Ruben Durand
District Manager
Run Date: 12/27/2023

0000322936



Waterset South Community Development District

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

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

www.watersetsouthcdd.org

Operations and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$74,005.91**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Waterset South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Company, Inc.	100112	23732	Monthly Irrigation Maintenance 02/24	\$ 2,539.00
Hillsborough County BOCC	ACH	2643318705 01/24	5568 Waterset Blvd. 01/24	\$ 217.46
John C. Blakley	100119	JB020824	Board of Supervisors Meeting 02/08/24	\$ 200.00
Kutak Rock, LLP	100113	3342812	General Counsel - Legal Services 12/23	\$ 2,036.00
LLS Tax Solutions, Inc.	100114	003289	Arbitrage Rebate Calculation Series 2022	\$ 500.00
Rizzetta & Company, Inc.	100111	INV0000087043	District Management Fees 02/24	\$ 5,000.00
Sitex Aquatics, LLC	100115	7961-B	Monthly Lake Maintenance - 23 Waterways 02/24	\$ 2,682.00
Sunrise Landscape	100116	16114	Monthly Landscape Maintenance 01/24 - Non Contractual Mowing	\$ 4,236.96
Sunrise Landscape	100120	16256	Monthly Landscape Maintenance 01/24 - Non Contractual Mowing	\$ 19,729.65
Sunrise Landscape	100120	16611	Monthly Landscape Maintenance 02/24 - Phase A & D1	\$ 9,818.92
Sunrise Landscape	100120	16612	Fertilization Application 02/24	\$ 2,512.00
TECO	ACH	TECO Summary 01/24	TECO Summary 01/24	\$ 19,942.29
Times Publishing Company	100117	0000326764 01/24/24	Legal Advertising Account #324589 01/24/24	\$ 335.50
U.S. Bank	100118	7202169	Trustee Fees Series 2022 01/09/24-12/31/24	\$ <u>4,256.13</u>
Report Total				\$ <u>74,005.91</u>

Ballenger & Co., Inc

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Waterset South CDD
3434 Colwell Ave #200
Tampa, FL 33614

INVOICE 23732
DATE 02/01/2024
TERMS Net 30
DUE DATE 03/02/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Waterset South - Monthly Irrigation Maintenance	1	2,539.00	2,539.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$2,539.00

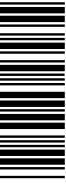
A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.



Hillsborough County Florida

S-Page 1 of 4

CUSTOMER NAME WATERSET SOUTH CDD	ACCOUNT NUMBER 2643318705	BILL DATE 02/07/2024	DUE DATE 02/28/2024
--	-------------------------------------	--------------------------------	-------------------------------



Summary of Account Charges

Previous Balance	\$272.68
Net Payments - Thank You	\$-272.68
Total Account Charges	\$217.46
AMOUNT DUE	\$217.46

Important Message

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on HCFLGov.net/WaterRestrictions or call (813) 275-7094.

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2643318705



ELECTRONIC PAYMENTS BY CHECK OR			
Automated Payment Line: (813) 276 8526			
Internet Payments: HCFLGov.net/WaterBill			
Additional Information: HCFLGov.net/Water			

THANK YOU!



WATERSET SOUTH CDD
3434 COLWELL AVENUE
TAMPA FL 33614-8390

1,431 8

DUE DATE	02/28/2024
AMOUNT DUE	\$217.46
AMOUNT PAID	

0026433187056 00000217463



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	02/07/2024	02/28/2024

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

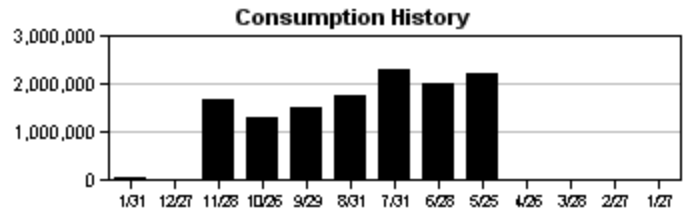
S-Page 2 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	12/27/2023	1168710	01/31/2024	1229301	60591 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.24
Total Service Address Charges	\$15.24



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	02/07/2024	02/28/2024

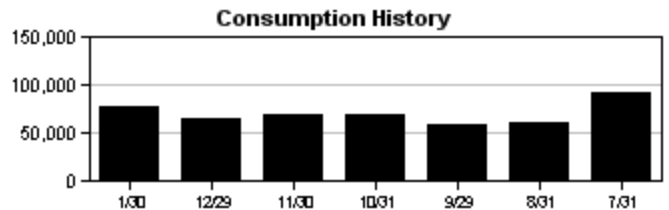
Service Address: 5675 BELLIDO LN - COMM RCLM IRRIG

S-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702866268	12/29/2023	411680	01/30/2024	488074	76393 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$46.33
Total Service Address Charges	\$46.33





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	02/07/2024	02/28/2024

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

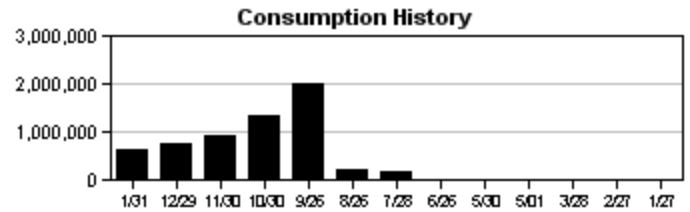
S-Page 3 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702670712	12/29/2023	8807452	01/31/2024	9426566	619114 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$137.20
Total Service Address Charges \$137.20



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	02/07/2024	02/28/2024

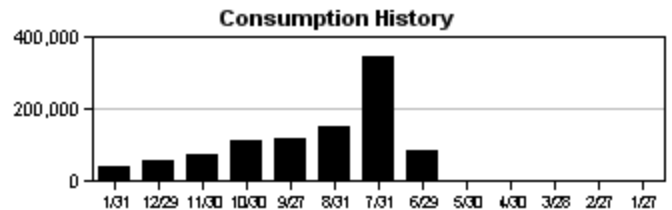
Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

S-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	12/29/2023	934638	01/31/2024	975537	40899 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.09
Total Service Address Charges \$12.09





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	02/07/2024	02/28/2024

Service Address: 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

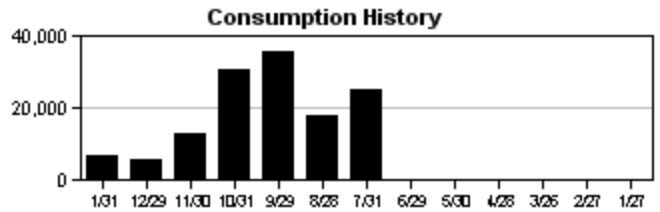
S-Page 4 of 4



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	12/29/2023	126553	01/31/2024	133141	6589 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.60
Total Service Address Charges	\$6.60



Waterset South CDD
Meeting Date: February 8, 2024

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Deneen Klenke*	
Pete Williams	
John Blakley	✓
Lynda McMorrow*	
Amanda King *	

JB020824

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:01 AM
Meeting End Time:	10:14 AM
Total Meeting Time:	1hr 13mins

Time Over 3 (?) Hours:	0
-----------------------------------	--------------

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: R. Durand

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2024

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. 3342812

Client Matter No. 28623-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3342812
28623-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/23	G. Lovett	0.50	125.00	Legislative monitoring activities
12/04/23	K. John	0.40	100.00	Review outstanding items for upcoming board meeting
12/04/23	A. Willson	0.40	118.00	Confer with Durand regarding audit engagement letter; review meeting agenda
12/07/23	A. Willson	0.20	59.00	Confer with Durand regarding landscape maintenance
12/08/23	J. Gillis	0.40	64.00	Draft amendment to Sunrise Landscaping agreement for additional services
12/11/23	J. Gillis	0.30	48.00	Confer with staff regarding amendment to Sunrise landscape agreement; review and revise same
12/11/23	K. John	1.10	275.00	Prepare landscape maintenance amendment
12/13/23	K. John	1.70	425.00	Review agenda; prepare board meeting materials

KUTAK ROCK LLP

Waterset South CDD
January 31, 2024
Client Matter No. 28623-1
Invoice No. 3342812
Page 2

12/13/23	A. Willson	0.20	59.00	Work session with John regarding landscape amendment and upcoming board meeting
12/14/23	K. John	0.30	75.00	Follow up from board meeting
12/14/23	A. Willson	1.60	472.00	Attend board meeting; post meeting follow up
12/15/23	K. John	0.80	200.00	Follow up from board meeting
12/18/23	J. Gillis	0.10	16.00	Review and revise board supervisor email list for Capitol Conversations

TOTAL HOURS 8.00

TOTAL FOR SERVICES RENDERED \$2,036.00

TOTAL CURRENT AMOUNT DUE \$2,036.00

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

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

INVOICE # 003289

DATE 02/01/2024

DUE DATE 03/02/2024

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$11,350,000 Waterset South Community Development District Special Assessment Revenue Bonds, Series 2022 – Rebtable Arbitrage Calculation for the period ended December 12, 2023.	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business

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

Invoice

Date	Invoice #
2/1/2024	INV0000087043

Bill To:

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	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
Field Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,837.50	\$1,837.50
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$5,000.00
Total			\$5,000.00

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

Invoice

BILL TO

Waterset South CDD
Rizzetta
9428 Camden Field Pkwy
Riverview, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7961-B	02/01/2024	\$2,682.00	03/02/2024	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lake Maintenance	Monthly Lake Maintenance 23 Waterways	1	2,682.00	2,682.00

SUBTOTAL	2,682.00
TAX	0.00
TOTAL	2,682.00
BALANCE DUE	\$2,682.00



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 16114

PO#	Date
	01/31/2024
Sales Rep	Terms
Jessi Milch	Net 30

Bill To
Waterset South Waterset South 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Waterset South 30th St NE Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#9196 - 9196 - December - Phase 2 Landscape Maintenance				
Week 3: December Maintenance - pending Addendum approval for Phase 2 - South.				
Week 4: Holiday Week - NO CHARGE				
EM - Non Contractual Mowing - 01/01/2024				\$4,236.96

Total	\$4,236.96
Credits/Payments	(\$0.00)
Balance Due	\$4,236.96



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 16256

PO#	Date
	02/01/2024
Sales Rep	Terms
Jessi Milch	Net 30

Bill To
Waterset South Waterset South 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Waterset South 30th St NE Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

#9197 - 9197 - January - Phase 2 Landscape Maintenance

January Maintenance - pending Addendum approval for Phase 2 - South.

Week 1

Week 2

Week 3

Week 4

520 hrs

EM - Non Contractual Mowing - 01/31/2024

\$19,729.65

Total	\$19,729.65
Credits/Payments	(\$0.00)
Balance Due	\$19,729.65



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 16611

PO#	Date
	02/08/2024
Sales Rep	Terms
Clay Sones	Net 30

Bill To
Waterset South Waterset South 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Waterset South 30th St NE Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#7625 - Landscape Maintenance Agreement - Phase A & D1 February 2024				\$9,818.92

Total	\$9,818.92
Credits/Payments	(\$0.00)
Balance Due	\$9,818.92



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 16612

PO#	Date
	02/08/2024
Sales Rep	Terms
Alex Gonzalez	Net 30

Bill To
Waterset South Waterset South 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Waterset South 30th St NE Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#7629 - Landscape Maintenance Agreement - Fertilization February 2024				\$2,512.00

Total	\$2,512.00
Credits/Payments	(\$0.00)
Balance Due	\$2,512.00

Waterset South CDD

TECO Summary 01/24

Account #	Amount	Service Address	GL Code	Obj Code
221008801724	\$ 10,788.74	5586 Summer Sunset Dr	51300	4307
221008952683	\$ 6,325.36	Waterset PH G1 Wolf Creek	51300	4307
221008954077	\$ 2,685.33	Waterset PH G2 Wolf Creek	51300	4307
221009082118	\$ -	Waterset Covington Dr PHB	51300	4307
221009083702	\$ 31.19	5448 Wateret Blvd, IRRG	51300	4301
221009083710	\$ 27.30	5421 Summer Sunset Dr, IRRG	51300	4301
221009143712	\$ 29.63	5261 Covington Garden Dr, IRRG	51300	4301
221009143720	\$ 27.30	6288 Hidden Branch Dr	51300	4301
221009143738	\$ 27.44	6064 Hidden Branch Dr, IRRG	51300	4301
Total By Code: 001-53100-4301	\$ 142.86			
Total By Code:001-53100-4307	\$ 19,799.43			
Total By Code: 001-15601	\$ -			

Total Amount \$ 19,942.29



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

Statement Date: February 05, 2024

Amount Due: \$10,788.74

Due Date: February 26, 2024

Account #: 221008801724

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$10,788.74
Payment(s) Received Since Last Statement	-\$10,788.74
Current Month's Charges	\$10,788.74

Amount Due by February 26, 2024 \$10,788.74

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



Scan here to view your account online.

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

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



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

Account #: 221008801724

Due Date: February 26, 2024

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$10,788.74

Payment Amount: \$ _____

636569315936

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.

6365693159362210088017240000010788746



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

Account #: 221008801724
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Service Period: Dec 30, 2023 - Jan 30, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	4351 kWh @ \$0.03406/kWh	\$148.20
Fixture & Maintenance Charge	229 Fixtures	\$3803.69
Lighting Pole / Wire	229 Poles	\$6485.28
Lighting Fuel Charge	4351 kWh @ \$0.03806/kWh	\$165.60
Storm Protection Charge	4351 kWh @ \$0.03877/kWh	\$168.69
Clean Energy Transition Mechanism	4351 kWh @ \$0.00036/kWh	\$1.57
Storm Surcharge	4351 kWh @ \$0.00074/kWh	\$3.22
Florida Gross Receipt Tax		\$12.49
Lighting Charges		\$10,788.74

Total Current Month's Charges \$10,788.74

Important Messages

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We continue to add more solar to our fuel mix

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

Ways To Pay Your Bill

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

Contact Us

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

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WATERSET SOUTH CDD
WATERSET PH G1 WOLF CREEK
APOLLO BEACH, FL 33572

Statement Date: February 05, 2024

Amount Due: \$6,325.36

Due Date: February 26, 2024

Account #: 221008952683

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$3,749.33
Payment(s) Received Since Last Statement	-\$3,749.33
Current Month's Charges	\$6,325.36

Amount Due by February 26, 2024 \$6,325.36

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



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Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

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Account #: 221008952683

Due Date: February 26, 2024

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,325.36

Payment Amount: \$ _____

611878024643

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.

6118780246432210089526830000006325365



Service For:
 WATERSET PH G1 WOLF CREEK
 APOLLO BEACH, FL 33572

Account #: 221008952683
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Service Period: Dec 30, 2023 - Jan 30, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	2120 kWh @ \$0.03406/kWh	\$72.21
Fixture & Maintenance Charge	45 Fixtures	\$1852.54
Lighting Pole / Wire	134 Poles	\$3794.88
Lighting Fuel Charge	2120 kWh @ \$0.03806/kWh	\$80.69
Storm Protection Charge	2120 kWh @ \$0.03877/kWh	\$82.19
Clean Energy Transition Mechanism	2120 kWh @ \$0.00036/kWh	\$0.76
Storm Surcharge	2120 kWh @ \$0.00074/kWh	\$1.57
Florida Gross Receipt Tax		\$6.09
State Tax		\$434.43
Lighting Charges		\$6,325.36

Total Current Month's Charges \$6,325.36

Important Messages

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

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WATERSET SOUTH CDD
WATERSET PH G2 WOLF CREEK
APOLLO BEACH, FL 33572

Statement Date: February 05, 2024

Amount Due: \$2,685.33

Due Date: February 26, 2024

Account #: 221008954077

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$2,685.33
Payment(s) Received Since Last Statement	-\$2,685.33
Current Month's Charges	\$2,685.33

Amount Due by February 26, 2024 \$2,685.33

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

Account #: 221008954077

Due Date: February 26, 2024

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,685.33

Payment Amount: \$ _____

611878024644

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.

6118780246442210089540770000002685334




Service For:
WATERSET PH G2 WOLF CREEK
APOLLO BEACH, FL 33572

Account #: 221008954077
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Service Period: Dec 30, 2023 - Jan 30, 2024

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	1007 kWh @ \$0.03406/kWh	\$34.30
Fixture & Maintenance Charge	53 Fixtures	\$880.33
Lighting Pole / Wire	53 Poles	\$1500.96
Lighting Fuel Charge	1007 kWh @ \$0.03806/kWh	\$38.33
Storm Protection Charge	1007 kWh @ \$0.03877/kWh	\$39.04
Clean Energy Transition Mechanism	1007 kWh @ \$0.00036/kWh	\$0.36
Storm Surcharge	1007 kWh @ \$0.00074/kWh	\$0.75
Florida Gross Receipt Tax		\$2.89
State Tax		\$188.37
Lighting Charges		\$2,685.33

Total Current Month's Charges

\$2,685.33

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Toll Free:
866-689-6469

All Other

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Tampa, FL 33601-0111

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Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERSET SOUTH CDD
WATERSET COVINGTON DR PHB
APOLLO BEACH, FL 33572


Statement Date: February 05, 2024

Amount Due:	\$0.00
Due Date: February 26, 2024	
Account #: 221009082118	

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$0.00
Amount Due by February 26, 2024	
\$0.00	

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

Account #: 221009082118
Due Date: February 26, 2024

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

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

Amount Due:	\$0.00
Payment Amount:	\$ _____

641507572484

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.


6415075724842210090821180000000000000008



Account #: 221009082118
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Service Period: Dec 30, 2023 - Jan 30, 2024

Charge Details

 Electric Charges	
Lighting Service Items LS-1 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$0.00

Total Current Month's Charges

\$0.00

Important Messages

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Bank Draft

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

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

All Other

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

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care:
866-832-6249

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

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813-275-3909

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

Statement Date: February 05, 2024

Amount Due: \$31.19

Due Date: February 26, 2024

Account #: 221009083702

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$29.22
Payment(s) Received Since Last Statement	-\$29.22
Current Month's Charges	\$31.19

Amount Due by February 26, 2024 \$31.19

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

Your Energy Insight

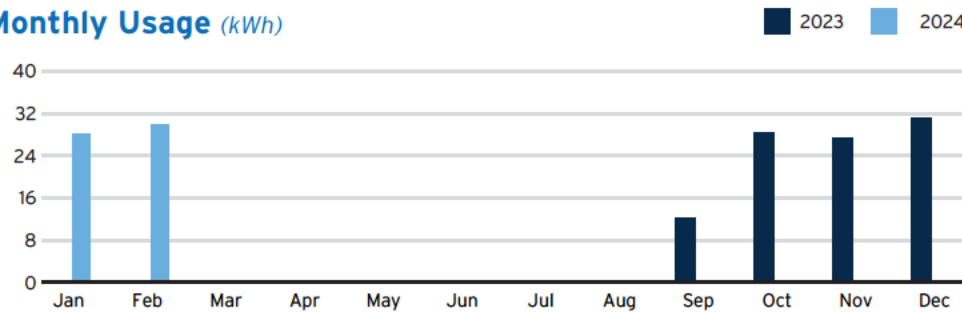


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009083702

Due Date: February 26, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$31.19

Payment Amount: \$ _____

641507572485

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.

6415075724852210090837020000000031190



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

Account #: 221009083702
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Meter Read

Meter Location: IRRG

Service Period: Dec 30, 2023 - Jan 30, 2024

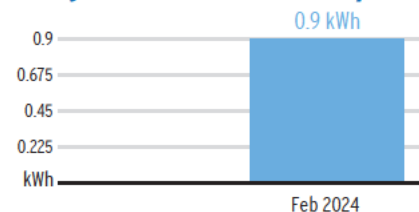
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886209	01/30/2024	156		126		30 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	30 kWh @ \$0.08192/kWh	\$2.46
Fuel Charge	30 kWh @ \$0.03843/kWh	\$1.15
Storm Protection Charge	30 kWh @ \$0.00775/kWh	\$0.23
Clean Energy Transition Mechanism	30 kWh @ \$0.00427/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.00225/kWh	\$0.07
Florida Gross Receipt Tax		\$0.72
Electric Service Cost		\$28.76
State Tax		\$2.43
Total Electric Cost, Local Fees and Taxes		\$31.19

Avg kWh Used Per Day



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Total Current Month's Charges

\$31.19

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

Statement Date: February 05, 2024

Amount Due: \$27.30

Due Date: February 26, 2024

Account #: 221009083710

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$25.63
Payment(s) Received Since Last Statement	-\$25.63
Current Month's Charges	\$27.30

Amount Due by February 26, 2024 \$27.30

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

Your Energy Insight

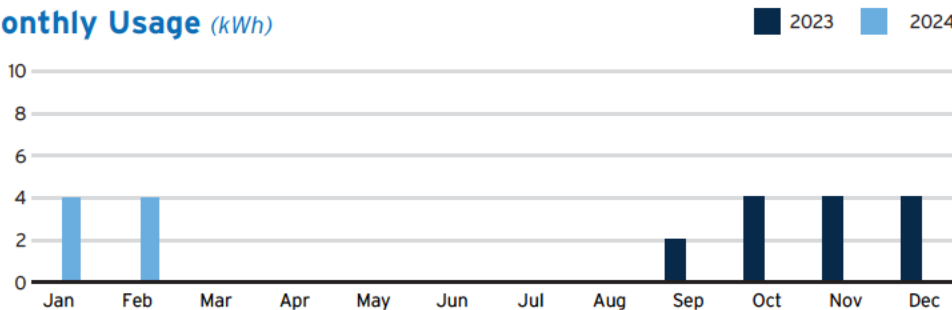


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009083710

Due Date: February 26, 2024



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

Amount Due: \$27.30

Payment Amount: \$ _____

641507572486

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.

641507572486221009083710000000027306



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

Account #: 221009083710
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Meter Read

Service Period: Dec 30, 2023 - Jan 30, 2024

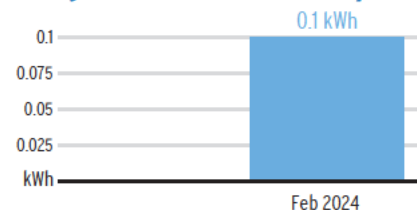
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886162	01/30/2024	22		18		4 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4 kWh @ \$0.08192/kWh	\$0.33
Fuel Charge	4 kWh @ \$0.03843/kWh	\$0.15
Storm Protection Charge	4 kWh @ \$0.00775/kWh	\$0.03
Clean Energy Transition Mechanism	4 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.00225/kWh	\$0.01
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.17
State Tax		\$2.13
Total Electric Cost, Local Fees and Taxes		\$27.30

Avg kWh Used Per Day



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Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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
5261 COVINGTON GARDEN DR, IRR
APOLLO BEACH, FL 33572

Statement Date: February 05, 2024

Amount Due: \$29.63

Due Date: February 26, 2024

Account #: 221009143712

Account Summary

Current Service Period: December 30, 2023 - January 31, 2024	
Previous Amount Due	\$26.97
Payment(s) Received Since Last Statement	-\$26.97
Current Month's Charges	\$29.63
Amount Due by February 26, 2024 \$29.63	

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

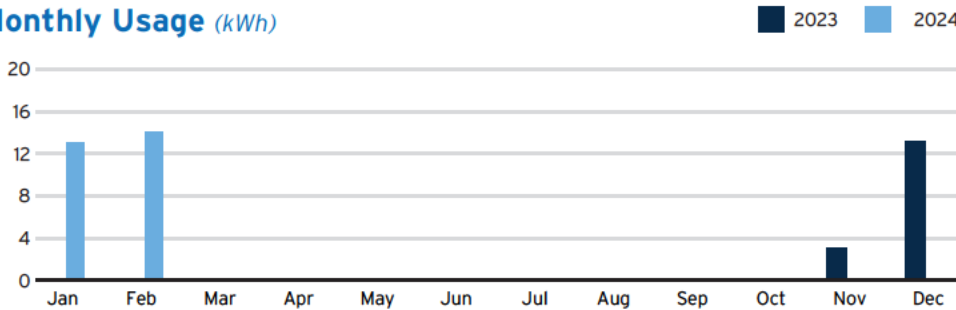
Your Energy Insight

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



Scan here to view your account online.

Monthly Usage (kWh)



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

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



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

Account #: 221009143712

Due Date: February 26, 2024

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$29.63

Payment Amount: \$ _____

641507572487

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.

6415075724872210091437120000000029635



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

Account #: 221009143712
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Dec 30, 2023 - Jan 31, 2024

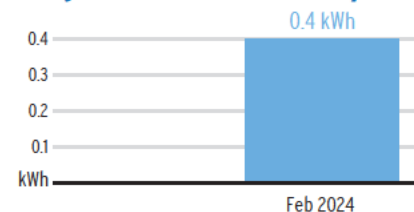
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912374	01/31/2024	43		29		14 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	14 kWh @ \$0.08192/kWh	\$1.15
Fuel Charge	14 kWh @ \$0.03843/kWh	\$0.54
Storm Protection Charge	14 kWh @ \$0.00775/kWh	\$0.11
Clean Energy Transition Mechanism	14 kWh @ \$0.00427/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.00225/kWh	\$0.03
Florida Gross Receipt Tax		\$0.68
Electric Service Cost		\$27.32
State Tax		\$2.31
Total Electric Cost, Local Fees and Taxes		\$29.63

Avg kWh Used Per Day



Important Messages

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

Total Current Month's Charges

\$29.63

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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7-1-1

Power Outage:

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Energy-Saving Programs:

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

Statement Date: February 05, 2024

Amount Due: \$27.30

Due Date: February 26, 2024

Account #: 221009143720

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$25.63
Payment(s) Received Since Last Statement	-\$25.63
Current Month's Charges	\$27.30

Amount Due by February 26, 2024 \$27.30

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

Your Energy Insight

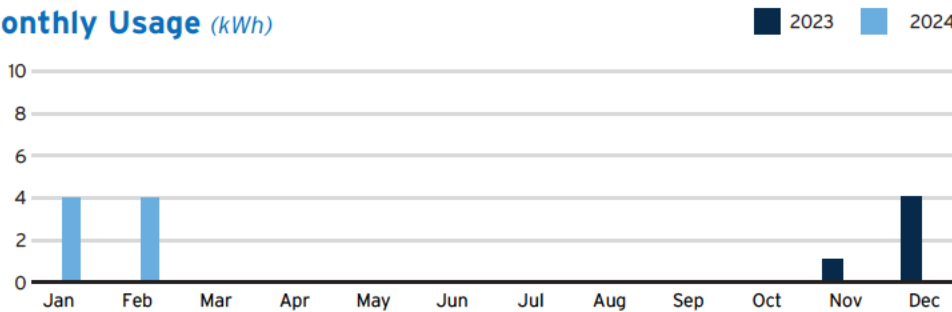


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009143720

Due Date: February 26, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.30

Payment Amount: \$ _____

641507572488

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.

641507572488221009143720000000027309



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

Account #: 221009143720
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Dec 30, 2023 - Jan 30, 2024

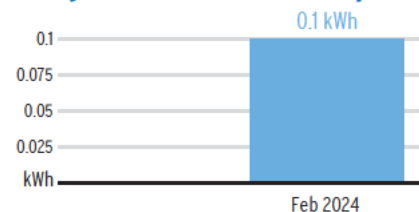
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912373	01/30/2024	13		9		4 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4 kWh @ \$0.08192/kWh	\$0.33
Fuel Charge	4 kWh @ \$0.03843/kWh	\$0.15
Storm Protection Charge	4 kWh @ \$0.00775/kWh	\$0.03
Clean Energy Transition Mechanism	4 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.00225/kWh	\$0.01
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.17
State Tax		\$2.13
Total Electric Cost, Local Fees and Taxes		\$27.30

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$27.30

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

Ways To Pay Your Bill



Bank Draft

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: February 05, 2024

Amount Due: \$27.44

Due Date: February 26, 2024

Account #: 221009143738

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$25.63
Payment(s) Received Since Last Statement	-\$25.63
Current Month's Charges	\$27.44

Amount Due by February 26, 2024 \$27.44

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

Your Energy Insight

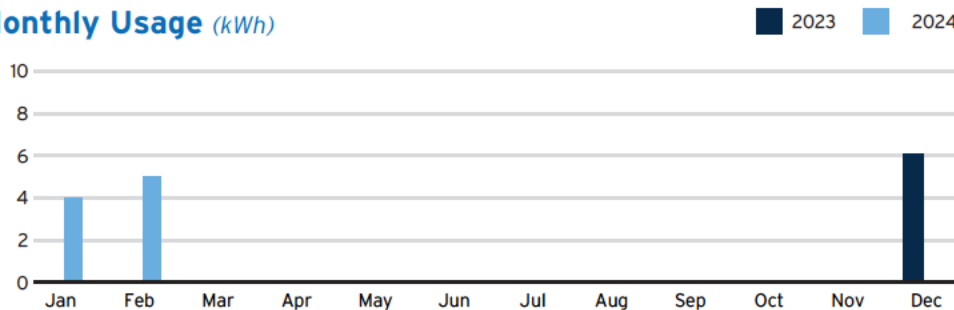


Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009143738

Due Date: February 26, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.44

Payment Amount: \$ _____

641507572489

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.

6415075724892210091437380000000027440



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

Account #: 221009143738
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Dec 30, 2023 - Jan 30, 2024

Rate Schedule: General Service - Non Demand

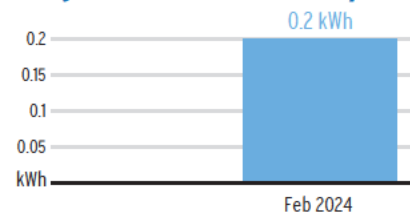
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912320	01/30/2024	15		10		5 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	5 kWh @ \$0.08192/kWh	\$0.41
Fuel Charge	5 kWh @ \$0.03843/kWh	\$0.19
Storm Protection Charge	5 kWh @ \$0.00775/kWh	\$0.04
Clean Energy Transition Mechanism	5 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.00225/kWh	\$0.01
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.30
State Tax		\$2.14
Total Electric Cost, Local Fees and Taxes		\$27.44

Total Current Month's Charges \$27.44

Avg kWh Used Per Day



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 Tampa, FL 33631-3318
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- 
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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 
Phone
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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

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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

Advertising Run Dates		Advertiser Name	
01/24/24		WATERSET SOUTH CDD	
Billing Date	Sales Rep	Customer Account	
01/24/2024	Deirdre Bonett	324589	
Total Amount Due		Ad Number	
\$335.50		0000326764	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/24/24	01/24/24	0000326764	Times	Legals CLS	Regular BOS Meeting	1	2x40 L	\$331.50
01/24/24	01/24/24	0000326764	Tampabay.com	Legals CLS	Regular BOS Meeting AffidavitMaterial	1	2x40 L	\$0.00 \$4.00

RECEIVED
 JAN 29 2024
 BY:

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

Advertising Run Dates		Advertiser Name	
01/24/24		WATERSET SOUTH CDD	
Billing Date	Sales Rep	Customer Account	
01/24/2024	Deirdre Bonett	324589	
Total Amount Due		Ad Number	
\$335.50		0000326764	

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

RECEIVED
JAN 29 2024

STATE OF FLORIDA
COUNTY OF Hillsborough

BY:

} SS

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: Regular BOS Meeting** was published in said newspaper by print in the issues of: **1/24/24** 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 **01/24/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF REGULAR MEETING OF
THE BOARD OF SUPERVISORS
WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on Thursday, February 8, 2024, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

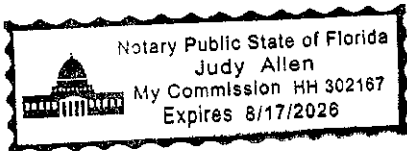
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Ruben Durand
District Manager
Run Date: 1/24/2024

0000326764



RECEIVED
JAN 29 2024

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

BY:

} ss

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DB

Signature Affiant

Sworn to and subscribed before me this **01/24/2024**

Judy Allen

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF REGULAR MEETING OF
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WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

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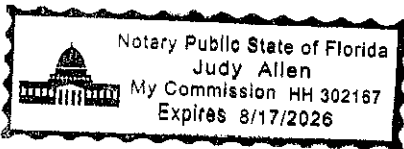
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Ruben Durand
District Manager
Run Date: 1/24/2024

0000326764





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7202169



000002135 02 SP 106481950178966 P

Waterset South Community Development Dis
C/O Rizzetta
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7202169

Invoice Date: 01/25/2024
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Waterset South Community Development District
C/O Rizzetta
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2022 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**WATERSET SOUTH COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2022 REVENUE FUND**

Invoice Number: 7202169
Current Due: \$4,256.13
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 255046000
Invoice # 7202169
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7202169
 Invoice Date: 01/25/2024

Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

WATERSET SOUTH COMMUNITY DEVELOPMENT
 DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
 SERIES 2022 REVENUE FUND

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024				\$3,950.00
Incidental Expenses 01/01/2024 to 12/31/2024	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

