



Rizzetta & Company

Waterset Central Community Development District

Board of Supervisors' Meeting January 10, 2019

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Offices of Rizzetta & Company, 9428 Camden Field Parkway, Riverview, FL 33578

District Board of Supervisors	Rick Stevens	Chairman
	Aaron Baker	Vice Chairman
	Maja Barnat	Assistant Secretary
	Lynda McMorro	Assistant Secretary
	Pete Williams	Assistant Secretary
District Manager	Grant Phillips	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Jamie Scarola	Scarola Associates

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.

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FL 33578**

January 2, 2019

**Board of Supervisors
Waterset Central Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, January 10, 2019 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on November 8, 2018.....Tab 1
 - B.** Consideration of Minutes of Board of Supervisors' Continued Meeting held on November 20, 2018.....Tab 2
 - C.** Consideration of Minutes of Board of Supervisors' Continued Meeting held on November 29, 2018.....Tab 3
 - D.** Consideration of Operation & Maintenance Expenditures for October 2018Tab 4
 - E.** Ratification of Series 2018 Construction Requisitions
 - F.** Ratification of Construction Contracts
- 4. BUSINESS ITEMS**
 - A.** Ratification of Payne HVAC Maintenance AgreementTab 5
 - B.** Consideration of Addendum to Management ContractTab 6
 - C.** Consideration of Proposal for Miscellaneous Repairs.....Tab 7
 - D.** Consideration of Proposal for Rodent Control.....Tab 8
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** Clubhouse Manager.....Tab 9
 - D.** District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 533-2950.

Sincerely,

Grant Phillips

Grant Phillips

District Manager

Tab 1

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 CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, November 8, 2018 at 9:00 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	Chairman
Aaron Baker	Vice Chairman
Pete Williams	Board Supervisor, Assistant Secretary
Maja Barnat	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Company, Inc.
Bryan Radcliff	District Manager, Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Erin McCormick Law
Barry Mazzoni	Castle Group

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present with questions or comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Regular
Meeting Held October 11, 2018**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the Minutes of the Regular Meeting held on October 11, 2018 for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for September 2018

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2018 (\$42,136.63) for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Rodent Trapping

Mr. Roethke presented a proposal for rodent trapping to the Board.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board approved the proposal from Nvirotect for rodent trapping at a cost of \$429.00 for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Construction Requisition no. CR 17 for Acquisition of the Waterset Central CDD Amenity Center, Including Acceptance of a Bill of Sale, deed, and Engineer and Architect Certifications

Mr. Roethke presented a construction requisition and associated deed, bill of sale, and Engineer & Architect certifications for the Waterset Club amenity center. Ms. McCormick reviewed the details of these documents with the Board.

On a Motion by Mr., Williams, seconded by Mr. Stevens, with all in favor, the Board approved Construction Requisition 17 for acquisition of the Waterset Central CDD Amenity Center including acceptance of Bill of Sale, Deed, and Engineer and Architect Certifications in substantial form, pending review by District staff and final approval by the chairman for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Construction Requisition for the Acquisition

of Infrastructure and Work
Product for Waterset Phase 5A-
1, and associated Special
Warranty Deed and Bill of Sale

Mr. Roethke presented a special warranty deed and bill of sale for phase 5A-1 infrastructure to the Board for consideration. Ms. McCormick reviewed the details of the documents with the Board. Ms. McCormick recommend tabling this item for consideration at a continued meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Special
Warranty for Tract B-30 of
Waterset Boulevard Phase 3B
and Paseo Al Mar Boulevard
Central Segment Phase 1, and
Associated Bill of Sale for
Fixtures and Improvements
within Tract B-30 and
Appurtenant Easement

Mr. Roethke presented a special warranty deed and bill of sale for tract B-30 of phase 3B an Paseo Al Mar Blvd. central segment phase 1. Ms. McCormick reviewed the details of these documents with the Board. Ms. McCormick recommended tabling this item for consideration at a continued meeting.

NINTH ORDER OF BUSINESS

Consideration of Proposal for
Janitorial Services

Mr. Roethke presented a proposal from Castle Group for janitorial services to the Board for consideration and Mr. Mazzoni reviewed this with the Board. The proposal would add additional staffing for Castle Group, which would eliminate the need for an external janitorial services vendor. Discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board agreed to cancel services with Vanguard, pending confirmation of cancellation by Waterset North CDD at their November 13th meeting for the Waterset Central Community Development District.

The Board requested an updated spreadsheet on this item from Mr. Mazzoni to be presented at the continued meeting on November 20, 2018.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present; no report.

C. Clubhouse Manager

Mr. Mazzoni reviewed the clubhouse manager report with the Board.

Mr. Roethke presented a proposal for a waterslide height requirement sign and Mr. Mazzoni reviewed the details of this proposal with the Board. The Board requested an additional proposal to be presented for consideration at a future meeting.

D. District Manager

Mr. Roethke stated that the next regular meeting will take place on Thursday, December 12, 2018 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no additional supervisor requests.

TWELFTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, at 9:27 AM the Board of Supervisors continued the meeting to November 20, 2018 at 9:00 AM for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 2

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 CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, November 20, 2018 at 9:00 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	Chairman
Aaron Baker	Vice Chairman
Pete Williams	Board Supervisor, Assistant Secretary
Maja Barnat	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Erin McCormick Law
Barry Mazzoni	Castle Group

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience was present for comments or questions.

THIRD ORDER OF BUSINESS

**Consideration of Construction
Requisition for the Acquisition of
Infrastructure and Work Product for
Waterset Phase 5A-1, and Associated
Special Warranty Deed and Bill of Sale**

Mr. Roethke presented a construction requisition for the acquisition of infrastructure and work product for Waterset phase 5A-1 to the Board, along with the associated Special

Warranty Deed and Bill of Sale. Ms. McCormick recommended tabling this item until a continued meeting next week.

FOURTH ORDER OF BUSINESS

Consideration of Special Warranty for Tract B-30 of Waterset Boulevard Phase 3B and Paseo Al Mar Boulevard Central Segment Phase 1, and Associated Bill of Sale for Fixtures and Improvements within Tract B-30 and Appurtenant Easements

Mr. Roethke presented a Special Warranty Deed and Bill of Sale for Tract B-30 of Waterset Blvd. Phase 3B and Paseo Al Mar Blvd. Central Segment Phase 1. Ms. McCormick reviewed the details of these documents with the Board.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the special Warranty Deed and Bill of Sale for Tract B-30 of Waterset Blvd. Phase 3B and Paseo Al Mar Blvd. Central Segment Phase 1 for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Waterset Central Community Development District

Mr. Roethke presented a disclosure of public finance and Ms. McCormick reviewed the details of this with the Board.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the Disclosure of Public Finance and Maintenance of Improvements of Real Property Undertaken by Waterset Central Community Development District

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Janitorial Services

Mr. Mazzoni reviewed the updated janitorial services proposal with the Board. Mr. Roethke informed the Board that Waterset North CDD voted to terminate Vanguard and hire Castle Group for Janitorial Services.

On a Motion by Mr., Williams, seconded by Ms. Barnat, with all in favor, the Board approved the proposal from Castle Group for janitorial services pending a contract addendum drafted by District Counsel, with final signoff by Board Chair, for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present; no report provided.

C. Clubhouse Manager

No report.

D. District Manager

Mr. Roethke stated that the next regular meeting will take place on Thursday, December 13, 2018 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no additional supervisor requests.

NINTH ORDER OF BUSINES

Continuance

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, at 9:07 AM the Board of Supervisors continued the meeting to November 29, 2018 at 9:00 AM for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 3

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 CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, November 29, 2018 at 9:00 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	Chairman
Aaron Baker	Vice Chairman
Pete Williams	Board Supervisor, Assistant Secretary
Maja Barnat	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Erin McCormick Law

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present with questions or comments.

THIRD ORDER OF BUSINESS

**Consideration of Construction
Requisition for the Acquisition of
Infrastructure and Work Product for
Waterset Phase 5A-1, and Associated
Special Warranty Deed and Bill of Sale**

Mr. Roethke presented a construction requisition for the acquisition of infrastructure and work product for Waterset Phase 5A-1, and associated Special Warranty Deed and Bill of Sale. Ms. McCormick reviewed the details of these documents with the Board.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the construction requisition for the acquisition of infrastructure and work product for Waterset Phase 5A-1, pending review by the District Engineer and with final signoff by the Board chair, for the Waterset Central Community Development District.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board approved the Deed and Bill of Sale for phase 5A-1 for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present; no report provided.

C. Clubhouse Manager

Not present; no report provided.

D. District Manager

Mr. Roethke stated that the next regular meeting will take place on Thursday, December 13, 2018 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

FIFTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

NINTH ORDER OF BUSINES

Adjournment

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 9:08 AM for Waterset Central Community Development District.

Assistant Secretary

Chairman / Vice Chairman

Tab 4

Waterset Central Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures October 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2018 through October 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$42,265.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District
Paid Operation & Maintenance Expenditures
October 1, 2018 Through October 31, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BOCC	001089	7687161865 09/18	7281 Paradiso Avenue 09/18	\$ 1,072.88
Castle Management, LLC	001084	PREIM09-14-18-194	Payroll Pay Period 08/25/18-09/07/18	\$ 1,970.65
Castle Management, LLC	001090	PREIM09-28-18-196	Payroll Pay Period 09/08/18-09/21/18	\$ 2,195.05
Erin McCormick Law, PA	001085	10243	Legal Services - Boundary Amendment 08/18	\$ 2,345.00
Erin McCormick Law, PA	001099	10249	General Legal Services 08/18	\$ 5,740.00
Erin McCormick Law, PA	001099	10251	Legal Services - Boundary Amendment 08/18	\$ 1,990.00
Frontier	001086	813-741-0603-061118-5 09/18	Fios Internet 09/18	\$ 473.80
Landscape Maintenance Professionals, Inc.	001091	136399	Monthly Ground Maintenance 09/18	\$ 2,805.00
Landscape Maintenance Professionals, Inc.	001100	137134	Monthly Ground Maintenance 10/18	\$ 2,805.00
Landscape Maintenance Professionals, Inc.	001091	137425	Fertilizer St Augustine, Bermuda, Palms 09/18	\$ 1,920.00
Landscape Maintenance Professionals, Inc.	001091	137426	Pest Control 09/18	\$ 170.00
Municipal Asset Management, Inc.	001092	0615976-176	Lease Payment on Fitness Equip 10/18	\$ 1,323.91
Nvirotec Pest Control Services	001101	161850	Monthly Pest Control #12545 10/18	\$ 85.00
Republic Services	001087	0696-000756480	(1) Waste & (1) Recycle Container Service 10/18	\$ 154.66
Rizzetta & Company, Inc.	001093	INV0000035394	District Management Fees 10/18	\$ 3,850.00
Rizzetta Technology Services	001094	INV0000003718	Email & Website Hosting Services 10/18	\$ 175.00
Shine of North Tampa	001102	1199	Holiday Lighting Deposit 12/18	\$ 909.50
Staples Advantage	001103	3390784782	Office Supplies 09/18	\$ 44.98
Suncoast Pool Service	001095	4770	Swimming Pool Service 09/18	\$ 1,850.00
Suncoast Pool Service	001104	4838	Swimming Pool Service 10/18	\$ 1,850.00
TECO	001097	221003491596 09/18	7281 Paradiso Drive 09/18	\$ 2,735.96
TECO	001097	221003734730 09/18	7281 Paradiso Drive Pool Heater 09/18	\$ 35.00
TECO	001097	221004023737 09/18	7281 Paradiso Drive Pool Heater 09/18	\$ 76.24
Times Publishing Company	001088	682995 09/12/18	Legal Advertising Account #173492 09/18	\$ 658.50
Times Publishing Company	001088	683289 09/11/18	Legal Advertising Account #173492 09/18	\$ 637.60
Times Publishing Company	001096	688411 09/28/18	Legal Advertising Account #173492 09/18	\$ 412.00
Vanguard Cleaning Systems of Tampa Bay	001098	79661	Monthly Cleaning Service 09/18	\$ 1,095.00

Waterset Central Community Development District
Paid Operation & Maintenance Expenditures
October 1, 2018 Through October 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vanguard Cleaning Systems of Tampa Bay	001105	80183	Monthly Cleaning Service 10/18	\$ 1,095.00
Waterset Central CDD	CD002	CD002	Replenish Debit Card	\$ 1,249.15
Waterset Central CDD	CD003	CD003	Replenish Debit Card	\$ 540.79
				<hr/>
Report Total				\$ 42,265.67
				<hr/> <hr/>



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	10/02/2018	10/16/2018

Service Address: 7281 PARADISO AVE

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	08/27/2018	1535	09/26/2018	1581	4600	ACTUAL	WATER
37156910	08/27/2018	1782	09/26/2018	2091	30900	ACTUAL	WATER
60998080	08/27/2018	0	09/26/2018	19623	1962300	ACTUAL	RECLAIM

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$104.02
Water Base Charge	\$37.41
Water Consumption Charge	\$42.65
Sewer Base Charge	\$69.80
Sewer Usage Charge	\$20.70
Reclaimed Water Charge	\$794.15
Total Service Address Charges	\$1072.88

Summary of Account Charges

Previous Balance	\$801.73
Net Payments - Thank You	\$0.00
Past Due Amount	\$801.73
Total Account Charges	\$1,072.88

AMOUNT DUE **RECEIVED**

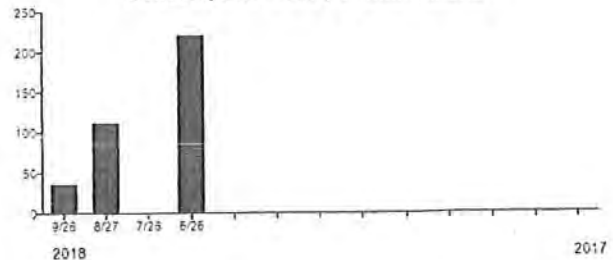
OCT 10 2018

W/M approval GR Date 10/11
rate enterer OCT 11 2018
und 001 GI 53600 OC 4301
copy #

Notice

TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7687161865

ELECTRONIC PAYMENTS BY CHECK OR

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



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



WATERSET CENTRAL CDD
12750 CITRUS PARK LN
TAMPA FL 33625-3784

3.843

DUE DATE	10/16/2018
AMOUNT DUE	\$1,874.61
AMOUNT PAID	1072.88

0076871618658

00001874619



Castle Management, LLC

12270 SW 3rd Street, Ste. 200
Plantation, FL 33325

Document No. : PREIM09-14-18-194
Document Date : 9/14/2018
Date Printed : 9/24/2018

Unparalleled Property Services

Association: **Waterset Central Community Development District Faciliti**

Address:

PAY PERIOD 08/25/18-09/07/18

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Mazzoni, Barry	REG2	16.00	\$461.44	26.00%	581.41
PRMGR					
Caley Chevalier, Ann	REG	43.25	\$432.50	36.00%	588.20
POOLA					
Kanafani, Banan	REG	45.25	\$452.50	36.00%	615.40
CLUBAT					
Mallory, Deshaun	REG	8.00	\$104.00	36.00%	141.44
GRKEEP					
Pieper, Garrett	REG	3.25	\$32.50	36.00%	44.20
CLUBAT					

Report Totals:

Billing: 1,970.65
Total Sales Tax:
Balance Due: 1,970.65
=====

Date Rec'd Rizzetta & Co., Inc. SEP 26 2018

D/M approval Date 10/8

Date entered SEP 28 2018

Fund 001 GL 57900 OC 16404

Check #



Castle Management, LLC

12270 SW 3rd Street, Ste. 200
Plantation, FL 33325

Document No. : PREIM09-28-18-196
Document Date : 9/28/2018
Date Printed : 10/4/2018

Unpermitted Property Services

Association: **Waterset Central Community Development District Faciliti**

Address:

PAY PERIOD 09/08/18-09/21/18

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Caley Chevalier, Ann	REG	53.50	\$535.00	36.00%	727.60
POOLA					
Kanafani, Banan	REG	20.00	\$200.00	36.00%	272.00
CLUBAT					
Mallard, Scott	REG	17.25	\$172.50	36.00%	234.60
POOLA					
Mallory, Deshaun	REG	8.00	\$104.00	36.00%	141.44
GRKEEP					
Pieper, Garrett	REG	17.50	\$175.00	36.00%	238.00
CLUBAT					
Mazzoni, Barry	REG2	16.00	\$461.44	26.00%	581.41
PRMGR					

Report Totals:

Billing: 2,195.05
Total Sales Tax:
Balance Due: 2,195.05
=====

OCT 11 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval GR Date 10/11

Date entered OCT 11 2018

Fund 001 GL 57900 OC 10401

Check # _____



Erin McCormick Law PA

Erin McCormick

Waterset Central Community Development District
9428 Camden Field Parkway Riverview, FL 33578
Email: tjudd@rizzetta.com; lscock@rizzetta.com

Invoice Date	Invoice Number
08/15/2018	10243
Terms	Service Through
	08/15/2018

In Reference To: Petition to Contract CDD Boundaries (Work)

Date	By	Services	Hours	Amount
07/17/2018	Erin R McCormick	Email to Jamie Scarola regarding letter needed for Petition to Contract CDD boundaries; left message for Jamie Scarola; telephone conference with Jamie Scarola regarding information for letter to be prepared; review of draft Certificate regarding no services or facilities provided to contraction parcel;	0.50	\$ 175.00
07/18/2018	Erin R McCormick	Email to Scott Brizendine regarding status of SERC; preparation of Petition; review of plat, property appraiser information and Deed for property; email to Jamie Scarola regarding finalizing engineering letter; obtain Future Land Use Map and Zoning map for application and update; receipt of executed letter from Jamie Scarola; finalize draft Notice of Contraction of CDD Boundaries to be published; finalize draft Ordinance and Notice of Public Hearing;	4.00	\$ 1,400.00
07/19/2018	Erin R McCormick	Receipt of email from Scott Brizendine and review of draft Statement of Estimated Regulatory Costs	0.50	\$ 175.00
07/20/2018	Erin R McCormick	Left message for John Healey regarding filing fee for CDD Petition; prepare Acknowledgment for signature; prepare email to Rob Bosarge and transmit Petition documents to be executed; receipt of email from Rick Stevens and respond to same;	1.40	\$ 490.00
07/29/2018	Erin R McCormick	Review of message from John Healey	0.10	\$ 35.00
07/30/2018	Erin R McCormick	Email to Amanda King regarding check needed for Petition to Modify CDD Boundaries;	0.10	\$ 35.00
08/09/2018	Erin R McCormick	Telephone conference with Amanda King regarding check needed;	0.10	\$ 35.00

Waterset Central Community Development District
9428 Camden Field Parkway Riverview, FL 33578
Email: tjudd@rizzetta.com; lsrock@rizzetta.com

Invoice Date	Invoice Number
08/15/2018	10243
Terms	Service Through
	08/15/2018

Total Hours	6.70 hrs
Total Work	\$ 2,345.00
Total Invoice Amount	\$ 2,345.00
Previous Balance	\$ 2,870.00
8/8/2018 Payment - Check Split Payment	(\$2,695.00)
8/8/2018 Payment - Check Split Payment	(\$525.00)
Balance (Amount Due)	\$ 1,995.00

Date Rec'd Rizzetta & Co., Inc. _____
DMM approval gr Date 8/20
Date entered AUG 16 2018
Fund 001 GL 13105 OC _____
Check # _____



Erin McCormick Law

Erin McCormick, Esq.

SEP 07 2018

Waterset Central Community Development District

9428 Camden Field Parkway

Riverview, FL 33578

Email: tjudd@rizzetta.com; lspock@rizzetta.com

Invoice Date	Invoice Number
09/05/2018	10249
Terms	Service Through
	09/05/2018

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
08/15/2018	Erin R McCormick	Prepare Notice for Rule Development and Notice of Proposed Rule Making for adoption of Fee to Use Amenity Facilities;	1.00	\$ 350.00
08/16/2018	Erin R McCormick	Prepare draft Notice of Rule Development and draft Notice of Proposed Rule; prepare proposed Amenity Rates Rule; left message for Joe Roethke regarding above; telephone conference with Fiona Di Dominico regarding Clubhouse Management Agreement; email to Bridget Murphy regarding executed First Addendum; make changes back to Amenity Facilities Management Agreement; prepare email to Rick Stevens and transmit Agreement for final approval;	3.70	\$ 1,295.00
08/17/2018	Erin R McCormick	Review of email from Rick Stevens and changes between Waterset North Management Agreement and Waterset Central Agreement; prepare redline of changes; further email to Rick Stevens; review of People Gas/Florida Natural Gas Agreement for contact information; finalize Notice of Proposed Rule, Notice of Rule Development and Resolution adopted Rates for Use of all Amenity Facilities;	3.30	\$ 1,155.00
08/20/2018	Erin R McCormick	Review of emails from Rick Stevens and Amanda King regarding Amenity Facilities Management Agreement; prepare additional revisions to Agreement to address responsibility for maintenance of common areas; prepare email to Rick Stevens and transmit revised Agreement; revise documents for User Fee Rulemaking; prepare email to Rick Stevens and Joe Roethke and transmit documents for proposed Rule Making; prepare email to Fiona Di Dominico and transmit Facilities Management Agreement for execution; begin preparation of Disclosure of Public Financing;	3.30	\$ 1,155.00
08/22/2018	Erin R McCormick	Review July 2018 Financial Statements; receipt of message and conference with Fiona Di Dominico regarding Management Agreement	0.50	\$ 175.00
08/23/2018	Erin R McCormick		0.10	\$ 35.00

3314 Henderson Boulevard • Suite 103 • Tampa, FL 33609
 o: 813.579.2653 | erin@erincormicklaw.com | f: 813.315.6333



Erin McCormick I

Erin McCormick Esq

**Waterset Central Community Development
District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: tjudd@rizzetta.com; lspock@rizzetta.com

Invoice Date	Invoice Number
09/05/2018	10249
Terms	Service Through
	09/05/2018

08/24/2018	Erin R McCormick	Email to Joe Roethke regarding Disclosure of Public Financing and Maintenance of Improvements to Real Property; receipt of email from Fiona Di Dominico and Facilities Management Agreement executed by Castle; transmit Agreement to Joe Roethke and Bridget Murphy for execution by the District; review of email from Fiona Di Dominico	0.80	\$ 280.00
08/29/2018	Erin R McCormick	Email to Joe Roethke regarding Florida Natural Gas Service Agreement and review response; prepare Addendum to Gas Service Agreement; prepare email to Randy Sortore and proposed Amendment to Agreement;	1.60	\$ 560.00
08/30/2018	Erin R McCormick	Receipt and review of Bond Transcript from Bryant Miller & Olive; review of email from Joe Roethke regarding User Fees and respond to same; review of email from Joe Roethke regarding Agenda for meeting and prepare email to Joe Roethke and Rick Stevens;	0.80	\$ 280.00
09/03/2018	Erin R McCormick	Review of Arbitrage and IRS Certificate; schedule conference call with Rick Stevens and Joe Roethke regarding use of Waterset Club; review of emails from Bond Counsel regarding Clubhouse Management Agreement and Independent Contractor's Agreement	0.80	\$ 280.00
09/04/2018	Erin R McCormick	Prepare notes and telephone conference with Rick Stevens and Joe Roethke regarding upcoming Board meeting, rule making, District Engineer Agreement and use of amenity facilities;	0.50	\$ 175.00

Total Hours	16.40 hrs
Total Work	\$ 5,740.00
Total Invoice Amount	\$ 5,740.00
Previous Balance	\$ 4,146.78
8/29/2018 Payment - Check Split Payment	(\$4,146.78)
Balance (Amount Due)	\$ 5,740.00

3314 Henderson Boulevard | Suite 103 | Tampa, FL 33609

o: 813.579.2653 | erin@erincormicklaw.com | f: 813.315.6333



Erin McCormick I

Erin McCormick Esq.

**Waterset Central Community Development
District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: tjudd@rizzetta.com; lspock@rizzetta.com

Invoice Date	Invoice Number
09/05/2018	10249
Terms	Service Through
	09/05/2018

Date Rec'd Rizzetta & Co., Inc. _____
Dist approval gr Date 9/17
Date entered SEP 10 2018
Fund 061 GL 51400.00 3107
Check # _____



Erin McCormick Law

Erin McCormick, Esq.

SEP 07 2018

Waterset Central Community Development District

9428 Camden Field Parkway

Riverview, FL 33578

Email: tjudd@rizzetta.com; lspock@rizzetta.com

Invoice Date	Invoice Number
09/05/2018	10251
Terms	Service Through
	09/05/2018

In Reference To: Petition to Contract CDD Boundaries (Work)

Date	By	Services	Hours	Amount
08/17/2018	Erin R McCormick	Update Petition to Modify Boundaries, Application Form, Landowner Consent and Joinder and Acknowledgment; prepare email to Rick Stevens and transmit documents for execution	1.00	\$ 350.00
08/20/2018	Erin R McCormick	Review of email from Amanda King regarding filing fee for Petition; highlight CDD application package and transmit to Amanda King;	0.30	\$ 105.00
08/22/2018	Erin R McCormick	Finalize Petition for submittal; email to Vicky Robinson and review response; review of SERC and email comments to Scott Brizendine for preparation of final report; prepare draft Ordinance;	2.30	\$ 805.00
08/22/2018	Morgan Martin	Preparation of Petition and exhibits	1.00	\$ 100.00
08/23/2018	Erin R McCormick	Prepare Resolution Authorizing Modification of CDD Boundaries for consideration by Board of Supervisors; prepare Developer Funding Agreement	1.20	\$ 420.00
08/24/2018	Erin R McCormick	Email to Scott Brizendine regarding comments to SERC and obtain final version of SERC	0.30	\$ 105.00
08/30/2018	Erin R McCormick	Finalize Resolution Authorizing Boundary Amendment;	0.30	\$ 105.00
09/04/2018	Erin R McCormick	Emails to/from Amanda King and Kirsten Lycett regarding filing fee for Petition; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00

Total Hours 6.50 hrs

Total Work \$ 1,990.00

Total Invoice Amount \$ 1,990.00

3314 Henderson Boulevard Suite 103 Tampa, FL 33609

813.579.2653 | erin@erincormicklaw.com | F. 813.315.6333



Erin McCormick I

Erin McCormick Esq.

**Waterset Central Community Development
District**

9428 Camden Field Parkway
Riverview, FL 33578

Email: ljudd@rizzetta.com; lspeak@rizzetta.com

Invoice Date	Invoice Number
09/05/2018	10251
Terms	Service Through
	09/05/2018

Previous Balance	\$ 1,995.00
Balance (Amount Due)	\$ 3,985.00

Date Rec'd Rizzetta & Co., Inc. _____
City approval JK Date 9/17
Date entered SEP 10 2018
Fund 001 GL 1305 OC _____
Check # _____




Date Rec'd Rizzetta & Co., Inc. SEP 24 2018
D/M approval gr Date 10/8
Date entered SEP 28 2018
Fund 001 GL 57900 OC 10404

Account Summary
New Charges Due Date 10/09/18
Billing Date 9/14/18
Account Number 813-741-0603-061118-5
PIN 6415
Previous Balance 473.81
Payments Received Thru 9/04/18 -473.81
Thank you for your payment!
Balance Forward .00
New Charges 473.80
Total Amount Due \$473.80

RECEIVED
SEP 24 2018

BY:

Protect your vital business data with Frontier Secure.

-  **Protect**
Helps protect your computers and mobile devices against viruses and malware.
-  **Connect**
Cloud-based storage to save and share data from any Internet-connected device.
-  **Support**
24/7 phone support from U.S.-based experts for hardware, networking and Windows software issues.

1.844.563.7079
business.frontier.com/secure


Frontier
SECURE

Requires Internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and Frontier imposed surcharges, minimum system requirements and other terms and conditions apply.

Manage Your Account

To Pay Your Bill

 Online: Frontier.com  1.800.801.6652

 Pay by Mail

To Contact Us

 Chat: Frontier.com  Online: Frontier.com/helpcenter
 1.800.921.8102  Email: ContactBusiness@ftr.com

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 002642 00791 B 9 A

|||||

WATERSET CENTRAL CDD
5844 OLD PASCO RD. STE 100
WESLEY CHAPEL, FL 33544-4010

PAYMENT STUB

Total Amount Due \$473.80

New Charges Due Date 10/09/18

Account Number 813-741-0603-061118-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$ 473.80

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

|||||

711001813741060306111800000000000000473805

Give the earth a gift this year!



Receive your bill electronically and you'll be joining the nearly 1.2 million Frontier customers currently receiving a paperless bill.

It's easy! Go to frontier.com/paperless, select **billing changes**, log into your profile and choose **paperless billing**



For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday or visit www.Frontier.com.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit Frontier.com to set up recurring electronic payments to streamline bill payment.

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

CURRENT BILLING SUMMARY

Local Service from 09/14/18 to 10/13/18

Qty Description	813/741-0603.0	Charge
Basic Charges		
FTR Solutions for Business Unlimited		87.00
FTR Solutions for Business Addl Line Limited Pak		40.00
2 Acc Rec Chrg Multi-Ln Bus		7.44
2 Federal Subscriber Line Charge		17.18
Partial Month Charges-Detailed Below		-5.00
Federal Excise Tax		.75
Federal USF Recovery Charge		4.42
FCA Long Distance - Federal USF Surcharge		2.69
FL State Communications Services Tax		7.59
FL State Gross Receipts Tax		3.89
County Communications Services Tax		7.07
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		174.03
Non Basic Charges		
Business FiOS Internet 300/300		274.99
Other Charges-Detailed Below		13.56
Partial Month Charges-Detailed Below		-159.99
Federal Excise Tax		.29
FCA Long Distance - Federal USF Surcharge		1.54
FL State Communications Services Tax		-.43
FL State Gross Receipts Tax		-.22
County Communications Services Tax		.42
Total Non Basic Charges		129.32
Video		
5 FiOS TV Standard Set-Top Box		55.00
FiOS TV - Business Preferred Public		99.99
Other Charges-Detailed Below		6.00
FCC Regulatory Recovery Fee		.07
Broadcast TV Surcharge		2.99
FL Video Communications Service Tax		5.37
FL State Gross Receipts Tax		2.75
County Video Communications Services Tax		5.02
County Sales Tax		.55
FL State Sales Tax		3.30
Total Video		181.04
Toll/Other		
Other Charges-Detailed Below		3.99
Partial Month Charges-Detailed Below		-12.00
FCA Long Distance - Federal USF Surcharge		-1.44
FL State Communications Services Tax		-.47
FL State Gross Receipts Tax		-.24
County Communications Services Tax		-.43
Total Toll/Other		-10.59

TOTAL 473.80

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	9/14	3.99
1 Regional Sports Fee	AUTOCH	9/14	6.00
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	9/14	.95
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	9/14	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	9/14	3.99
813/741-0603 Subtotal			19.24
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	9/14	4.31
813/741-0604 Subtotal			4.31
Partial Month Charges			
LD Discount Freedom Bus	PROMOTION	9/14 10/13	-7.00
CustoDiscount Sol for Bus	PROMOTION	9/14 10/13	-20.00
Internet Term Credit 1Yr	PROMOTION	9/14 10/13	-139.99

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$153.77 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, the Frontier Road Work Recovery Surcharge will increase to \$1.25. Questions? Please contact customer service.

Closed Captioning Contact Information...
If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@flr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25395, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

Your current discount is set to expire effective 06/11/20. Please call Frontier Customer Service to find out what exciting deals Frontier has to offer.





WATERSET CENTRAL CDD
Date of Bill
Account Number

Page 4 of 4

9/14/18

813-741-0603-061118-5

Qty Description
813/741-0603
LD Discount Freedom Bus
BT Discount Sol for Bus
813/741-0604

Order Number	Effective Dates	
		Subtotal -156.99
PROMOTION	9/14 10/13	-5.00
PROMOTION	9/14 10/13	-5.00
		Subtotal -10.00

Subtotal -153.44



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/1/2018	136399

Bill To:
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

Property Information
7012 Sail View Drive Apollo Beach, Florida 33572

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Monthly Ground Maintenance	1	2,805.00	2,805.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>OCT - 3 2018</u></p> <p>D/M approval <u>JR</u> Date <u>10/11</u></p> <p>Date entered <u>OCT 11 2018</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>			

		Total	\$2,805.00
--	--	--------------	-------------------

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/1/2018	Balance Due	\$2,805.00



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/1/2018	137134

Bill To:
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

Property Information
7012 Sail View Drive Apollo Beach, Florida 33572

Services for the month of October 2018

Description	Qty	Rate	Amount
Monthly Ground Maintenance Date Rec'd Rizzetta & Co., Inc. <u>SEP 25 2018</u> D/M approval <u>92</u> Date <u>10/8</u> Date entered <u>SEP 28 2018</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	2,805.00	2,805.00
		Total	\$2,805.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/31/2018	Balance Due
			\$0.00
			\$2,805.00



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/29/2018	137425

Bill To:
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

Property Information
7012 Sail View Drive Apollo Beach, Florida 33572

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
St Augustine Fertilizer	1	580.00	580.00
Celebration Bermuda Fertilizer	1	300.00	300.00
Palm Fertilizer	1	1,040.00	1,040.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>OCT 10 2018</u></p> <p>D/M approval <u>gr</u> Date <u>10/11</u></p> <p>Date entered <u>OCT 11 2018</u></p> <p>Fund <u>001</u> GL <u>539000C</u> <u>4604</u></p> <p>Check # _____</p>			
Sept. 2018		Total	\$1,920.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/29/2018	Balance Due \$1,920.00



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/29/2018	137426

Bill To:
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

Property Information
7012 Sail View Drive Apollo Beach, Florida 33572

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest Control	1	170.00	170.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>OCT 10 2018</u></p> <p>D/M approval <u>GR</u> Date <u>10/11</u></p> <p>Date entered <u>OCT 11 2018</u></p> <p>Fund <u>101</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>			

Sept. 2018	Total		\$170.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/29/2018	Balance Due \$170.00



Landscape
Maintenance
Professionals, Inc.

Location: Waterset Central

Date 9/28/2018

Veh#

Tlr#

76

TECHNICIAN: Bonifacio Villegas

HELPER: Randy Vasquez

AIR TEMP

73

WIND SPEED/ DIRECTION

5

E

PRECIP%

0

ARRIVE: 8:00

DEPART: 2:52

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Incomplete

☒ Complete

Maintenance R/Up TU-W TU-I,D

25/0/11 Fert. St.Aug. 350lbs. 7 bags ✓

25/0/11 Fert. Bermuda. 200lbs. 4 bags ✓

8/2/12 Fert. Palms 550lbs 11 bags ✓

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
FERTILIZER	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
25/0/11	550			St. Aug. / Bermuda	Perna /	
8/2/12	200			Palms	H/H	
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate

CHECKLIST: ☐ Label Book ☐ SDS Book ☐ Spill Kit ☐ Cones ☐ Safety Glasses + VEST ☐ Face Shield ☐ Boots
☐ Nitrile Gloves ☐ Respirator ☐ First Aid Kit ☐ Posting Signs ☐ Marker ☐ Irrigation Flags (Pink)
☐ ISR?

DAILY: Vehicle: ☐ Oil Chk ☐ Water Level Chk ☐ Cleaned EQUIPMENT: ☐ Oil Chk ☐ Hydro Oil Chk ☐ Cleaned

*S = Selective; NS = non-selective

ISR - Irrigation Service Request

Bus. Lic. # J8136721

COI Lic. # JF159948

Municipal Asset Management, Inc.

25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0615976-176

DATE: 9/15/2018

To: Waterset Central CDD
Leslie Spock
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Waterset Central CDD & Co., Inc. SEP 26 2018
City approval JS Date 10/8
Date entered SEP 28 2018
Fund 001 GL 57200 OC 4725

DUE DATE	RENTAL PERIOD
10/18/2018	

PMT NUMBER	DESCRIPTION	AMOUNT
5	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment. RECEIVED SEP 26 2018 BY:	1,323.91

TOTAL DUE

\$1,323.91

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0615976-176	10/18/2018	\$1,323.91	1323.91

Waterset Central CDD
Leslie Spock
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401



16210 North Florida Avenue
Lutz, FL 33549

Office: 813.968.7031
Toll Free: 888.908.8388
www.Nvirotect.com

INVOICE

Waterset Central CDD
7821 Paradiso Drive
Apollo Beach, FL 33572

Account Number: 12545

Invoice Number: 161850

Previous Balance:

Date: 10-10-18

Commercial General Pests \$85.00

SalesTax: \$0.00

Service Amount: \$85.00

Check/Cash: _____

Technician(s): WJH

Call for a FREE Lawn Care Quote!
Next service FREE for each referral!*
Save 10% with yearly prepayment!*

*Exclusions apply. Contact office for details.

Inspection Area

☐ Commercial ☐ Bank
☒ Residential ☐ Medical
☒ Outside ☒ Professional
☐ Inside ☐ Retail
☐ Industrial

Frequency

☐ Twice Per Month
☒ Monthly
☐ Every Other Month
☐ Quarterly
☐ Annual
☐ Additional

Type of Service

☐ Baiting System
☒ General Household
☐ Rodent Control
☐ Termite Control
☐ Termite Renewal
☐ Tube System

General Interior Pests / Termite

☐ Acrobat Ants ☐ Ghost Ants
☐ Argentine Ants ☐ Paper Wasps
☐ Fleas ☐ Pharaoh Ants
☐ Carpenter Ants ☒ Preventative
☐ Crazy Ants ☐ Roaches
☐ Drain Flies ☐ Silverfish
☐ Chrysothrips ☐ Spiders
☐ Fire Ants ☐ Sub-Termite
☐ Flies ☐ Ticks
☐ German Roaches

Treatment

☐ Advion Ant Bait Station 1/4
☐ Advion Ant Gel Bait 1/4
☐ Advion Roach Bait 1/4
☐ Advion Roach Gel Bait 1/4
☐ Alcon Aerosol
☐ Avert Dry Flow Bait 1/4
☐ Cimexect Maxipack
☐ Dered S.F. Ticks
☐ Control Liquid
☒ Inspection
☐ Maxforce/Gelapin 1/4
☐ Terminex 5
☒ Terminex 2000
☒ Terminex 2000
☐ Tarsal Xtra 1/4
☐ Transport Max 11
☐ Transport Max 11
☐ Vector Bait 1/4
☐ Wasp Freeze 242

Rodent Control

☐ Exclusions
☐ Mice
☐ Rats

Treatment

☐ Conrac Blox
☐ Tin Cats
☐ Final Blox
☐ Glue Boards
☐ Rodent Bait Stations
☐ Snap Traps

PAYMENT DUE UPON RECEIPT.

We accept Visa, Mastercard and Discover.

Ask us about automatic payments and paperless billing!

Instructions:

OCT 18 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval gr Date 10/22

Date entered OCT 21 2018

Fund 001 GL 57200 OC 46616

Check # _____



REPUBLIC
SERVICES

PO Box 271647
Tampa FL 33688-164747
Customer Service (813) 265-0292
RepublicServices.com/Support

Account Number 3-0696-0036370
Invoice Number 0696-000756480
Invoice Date September 17, 2018
Previous Balance \$804.12
Payments/Adjustments -\$819.20
Current Invoice Charges \$169.74

Total Amount Due	Payment Due Date
\$154.66	October 07, 2018

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Inv# 000748900 Dated 08/16/18		- \$35.00
Re: Service Interrupt		
Inv# 000744763 Dated 07/17/18		- \$6.22
Re: Late Fee		
Inv# 000750719 Dated 08/17/18		- \$8.86
Re: Late Fee		
Payment - Thank You 09/15	1073	- \$414.94
Payment - Thank You 09/15	1073	- \$175.77
Payment - Thank You 09/15	1073	- \$178.41

RECEIVED
SEP 24 2018

BY:

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal: SOUTH CO - CLASS 1				
Pickup Service 10/01-10/31			\$82.00	\$82.00
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal: METRO: SINGLE STREAM-FEL				
Recycling Service 10/01-10/31			\$40.00	\$40.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$41.79
CURRENT INVOICE CHARGES				\$169.74

Date Rec'd Rizzetta & Co., Inc. SEP 24 2018
D/M approval gr Date 10/8
Date entered SEP 28 2018
Fund 001 GL 53400 OC 4305
Check # _____

L2RCACD1DA 000756 1 NNNNNNNNN NNN NNN 001 001 019539 20912952.1



REPUBLIC
SERVICES

PO Box 271647
Tampa FL 33688-164747

Please Return This
Portion With Payment

Total Amount Due \$154.66
Payment Due Date October 07, 2018
Account Number 3-0696-0036370
Invoice Number 0696-000756480

Total Enclosed

154.66

Address Service Requested

L2RCACD1DA 000756

WATERSET CENTRAL CDD

JOE ROETHKE

5844 OLD PASCO RD

SUITE 100

WESLEY CHAPEL FL 33544-4010

Make Checks Payable To.

REPUBLIC SERVICES #696

PO BOX 9001099

LOUISVILLE KY 40290-1099

30696003637000000007564800000169740000154660

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

Invoice

Date	Invoice #
10/1/2018	INV0000035394

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of		Terms		Client Number
October		Upon Receipt		00168
Description		Qty	Rate	Amount
District Management Services	3101	1.00	\$1,675.00	\$1,675.00
Administrative Services	3100	1.00	\$375.00	\$375.00
Accounting Services	3201	1.00	\$1,500.00	\$1,500.00
Financial & Revenue Collections	3111	1.00	\$300.00	\$300.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>10-5-18</u> D/M approval <u>JR</u> Date <u>10/11</u> Date entered <u>OCT 11 2018</u> <u>u</u> <u>2018</u> Fund <u>001</u> GL <u>51300</u> <u>u</u> <u>see above</u> Check # _____</p>				
Subtotal				\$3,850.00
Total				\$3,850.00

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2018	INV0000003718

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
October		Net 20	00168
Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>SEP 24 2018</u> D/M approval <u>gr</u> Date <u>10/8</u> Date entered <u>SEP 28 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____			
Subtotal			\$175.00
Total			\$175.00



Shine of North Tampa
3152 Little Road Unit 170
Trinity, Florida, 34655
United States
Office: 727-808-2284
mattmagee@shineinfo.com

Sold To

Waterset Central CDD
Barry Mazzoni
7281 Paradiso Drive
Apollo Beach, FL, 33572
United States
813-677-2114
bmazzoni@castlegroup.com

Job #1199

Nov 25, 2018

Service Details

Service Date:

Sunday Nov 25, 2018

Service Window: 10:30 AM -
5:30 PM

Service Location:

7281 Paradiso Drive
Apollo Beach, FL, 33572
Barry Mazzoni
813-677-2114

[Map](#)

Service

Qty	Item	Price	Line Total
1	Holiday Lighting Program Design, Professional LED product, installation, maintenance, take-down and storage This is the 50% deposit invoice. Full program pricing is \$1,819	\$909.50	\$909.50
		Service	\$909.50
		Subtotal	\$909.50
		Total	\$909.50

Due at time of service. Thank you, we appreciate you.

OCT 18 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval gr Date 10/22

Date entered OCT 21 2018

Fund 001 GL 53900 OC 4534

Check # _____

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/22/18	ATL 10201388	8051493303
PLEASE PAY BY	TERMS	AMOUNT DUE
10/22/18	Net 30 Days	48.13

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: @B90582

Ship to Account: WATERSSETCENTRAL

WATERSSET CDD
DANA EVEN
7012 SAIL VIEW LANE
APOLLO BEACH, FL 33572

WATERSSET CENTRAL
ATTN: KIM MORALES
7281 PARADISO DR
APOLLO BEACH, FL 33572

Budget Ctr :
Budget Ctr Desc :
P O Number :
P O Desc :
Release :
Release Desc :

Invoice Number: 3390784782
Order : 7204529598-000-002
Ordered By : KIM MORALES
Order Date : 9/14/18

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price	
3	612997	SHEET PROT STPLS HEAVYWT 200CT	2	0	BX	2	22.49	44.98	
Freight:		.00	Tax:(7.0000 %)		3.15	Sub-Total:		44.98	
								Total:	48.13

Date Rec'd Rizzetta & Co., Inc. OCT 11 2018

D/M approval gr Date 10/22

Date entered OCT 21 2018

Fund 001 GL 57200 OC 5101

Check # _____

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/7/2018	4770

Bill To
Waterset Central CDD c/o Rizzetta & Co 9428 Camden Field PKWY Riverview, FL 33578

SEP 10 2018

P.O. No.	Terms	Project
Sept 2018	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. <div>Date Rec'd Rizzetta & Co., Inc. _____ City approval <u>JR</u> Date <u>9/17</u> Date entered <u>SEP 10 2018</u> Fund <u>001</u> GL <u>57200</u> OC <u>4625</u> Sheet # _____</div>	1,850.00	1,850.00
Thank you for your business.		Total	\$1,850.00

Phone #

(727) 271-1395

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
10/2/2018	4838

Bill To
Waterset Central CDD c/o Rizzetta & Co 9428 Camden Field PKWY Riverview, FL 33578

P.O. No.	Terms	Project
October 2018	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. Date Rec'd Rizzetta & Co., Inc. <u>OCT 11 2018</u> I/M approval <u>GR</u> Date <u>10/11</u> Date entered <u>OCT 11 2018</u> Fund <u>001</u> GL <u>57200</u> OC <u>4625</u> Check # _____	1,850.00	1,850.00

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,850.00

ACCOUNT INVOICE

tampaelectric.com | f t p s in

WATERSET CENTRAL CDD POOL HEATERS
7281 PARADISO DR
APOLLO BEACH, FL 33572

Statement Date: 10/04/2018
Account: 221003491596

RECEIVED
OCT - 9 2018
BY:

Current month's charges:	\$2,735.96
Total amount due:	\$2,735.96
Payment Due By:	10/25/2018

Your Account Summary

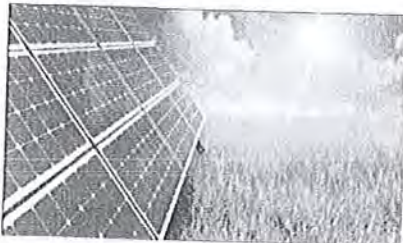
Previous Amount Due	\$2,896.14
Payment(s) Received Since Last Statement	-\$2,896.14
Current Month's Charges	\$2,735.96
Total Amount Due	\$2,735.96

Reed Pizzetta & Co., Inc. OCT - 9 2018
 M approval JR Date 10/4
 re entered OCT 11 2018
 1 COL GL 53100 OC 4301



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



Go Green with Sun Select

Our Sun Select program makes it easy for you to directly support the use of solar to produce electricity.

Visit tampaelectric.com/sunselect to learn how you can join others who purchase one or more "solar blocks" each month.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003491596

Current month's charges:	\$2,735.96
Total amount due:	\$2,735.96
Payment Due By:	10/25/2018
Amount Enclosed	\$ <u>2735.96</u>

624222552971

WATERSET CENTRAL CDD POOL HEATERS
5844 OLD PASCO RD, STE 100
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6242225529712210034915960000002735967



tampaelectric.com

Contact Information

Residential Customer Care
813 223 0800 (Hillsborough County)
863 299 0800 (Polk County)
888 223 0800 (All other counties)

Commercial Customer Care
866 837 6749

Hearing Impaired/TTY
711
Power Outages Toll-Free
877 588 1010
Energy-Saving Programs
813 275 3909

Mail Payments to:
TECO
P.O. Box 31318
Tampa, FL 33631-0318
All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day The average amount of electricity purchased per day.

Basic Service Charge A fixed monthly charge for using the service provided to service in your area.

Bright ChoicesSM The number of hours you use and/or purchased from Tampa Electric and associated fees and charges.

Budget Billing Optional plan takes the ups and downs of monthly electric bills. This "level up" bill pays for average use 12 months in advance so you can pay from the same amount for your service each month.

Energy Charge The cost of the fuel used to produce electricity you purchased, including conservation, conservation and capacity cost recovery charges.

Estimated If Tampa Electric cannot make a final meter reading, ESTIMATESM will appear. You may receive several estimated based on past usage. The meter is scheduled to be read soon and any difference between the estimate and actual use will be reflected on a bill.

Florida Gross Receipts Tax A tax computed on gross receipts for utility services and charged to your customers. The rate is set by the Florida Department of Banking and Finance. The rate is based on the gross receipts, which include the sales tax on equipment, services, charges, and other items.

Florida State Tax A tax on the net income of a corporation or individual. The tax is based on the net income of the corporation or individual. The tax is based on the net income of the corporation or individual.

Franchise Fee A fee paid by a franchisee to a franchisor for the right to use the franchisor's name and other intangible assets. The fee is based on the net income of the franchisee.

For more information, visit tampaelectric.com

Your payment options are:

- Satisfaction Guarantee: If you are not satisfied, call tampaelectric.com or 866-837-6749.
- Monthly payment: Payments based on usage. Please call 866-837-6749 for more information.
- Pay in advance: A pre-paid payment plan. For more information, call 866-837-6749.
- Pay by credit card: Call 866-837-6749 or tampaelectric.com or 866-837-6749.
- Pay by check: Call 866-837-6749 or tampaelectric.com or 866-837-6749.

For more information, visit tampaelectric.com

Please note: If you are unable to pay your bill, please call 866-837-6749 or visit tampaelectric.com for more information. If you are unable to pay your bill, please call 866-837-6749 or visit tampaelectric.com for more information. If you are unable to pay your bill, please call 866-837-6749 or visit tampaelectric.com for more information.

For more information, visit tampaelectric.com

ACCOUNT INVOICE

tampaelectric.com | f t p g i n

Account: 221003491596
Statement Date: 10/04/2018
Current month's charges due 10/25/2018

BY:

Details of Charges – Service from 08/30/2018 to 09/28/2018

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Location: POOL

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C19736	09/28/2018	41,491	29,135	12,356 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	12,356 kWh @ \$0.06311/kWh	\$779.79
Fuel Charge	12,356 kWh @ \$0.03132/kWh	\$386.99
Florida Gross Receipt Tax		\$30.43
Electric Service Cost		\$1,217.15
State Tax		\$96.77

Total Electric Cost, Local Fees and Taxes

\$1,313.92

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 08/30/2018 to 09/28/2018

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C55591	09/28/2018	35,671	26,038	9,633 kWh	1	30 Days

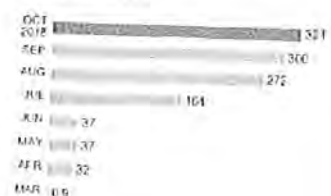
Basic Service Charge		\$19.94
Energy Charge	9,633 kWh @ \$0.06311/kWh	\$607.94
Fuel Charge	9,633 kWh @ \$0.03132/kWh	\$301.71
Florida Gross Receipt Tax		\$23.84
Electric Service Cost		\$953.43
State Tax		\$75.80

Total Electric Cost, Local Fees and Taxes

\$1,029.23

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 08/30/2018 to 09/28/2018

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: Lighting Service

Billing information continues on next page

Details of Charges – Service from 08/30/2018 to 09/28/2018 *continued*

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

Lighting Energy Charge	280 kWh @ \$0.03221/kWh	\$9.02
Fixture & Maintenance Charge	8 Fixtures	\$176.56
Lighting Pole / Wire	8 Poles	\$172.24
Lighting Fuel Charge	280 kWh @ \$0.03095/kWh	\$8.67
Florida Gross Receipt Tax		\$0.45
State Tax		\$25.87
		\$392.81

Lighting Charges

\$2,735.96

Total Current Month's Charges

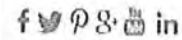
Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 10/04/2018

Account: 221003734730

WATERSET CENTRAL CDD POOL HEATERS
7281 PARADISO DR
APOLLO BEACH, FL 33572

RECEIVED
OCT - 9 2018

BY:

Current month's charges:	\$35.00
Total amount due:	\$35.00
Payment Due By:	10/25/2018

Your Account Summary

Previous Amount Due	\$35.00
Payment(s) Received Since Last Statement	-\$35.00
Current Month's Charges	\$35.00
Total Amount Due	\$35.00

Rec'd Rizzetta & Co., Inc. OCT - 9 2018

J/M approval JR Date 10/11

Date entered OCT 11 2018

Fund 001 GL 53200 OC 4301

Check # _____

Safety tip: ask for identification

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



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



Lower rates for natural gas air conditioning

Did you know the Florida Public Service Commission approved new lower rates for our customers who use gas heat pump technology to cool and heat their homes and businesses?

Visit peoplesgas.com/GHP to learn how GHPs can offer increased efficiency and reliability.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

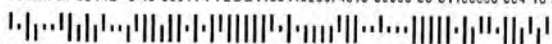
Account: 221003734730

Current month's charges:	\$35.00
Total amount due:	\$35.00
Payment Due By:	10/25/2018

Amount Enclosed \$ 35.00

639037353326

00004784 02 AB 0 40 33544 FTECO110041823374810 00000 C6 01100000 004 10 38602 007



WATERSET CENTRAL CDD POOL HEATERS
5844 OLD PASCO RD, STE 100
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6390373533262210037347300000000035001



Mail Payments to
 F.O. Box 31518
 Tucson, AZ 85701-0518

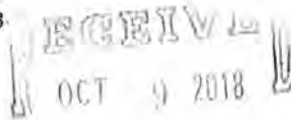
All Other Correspondence
 F.O. Box 111
 Tucson, AZ 85701-0111

Page 2 of 4

ACCOUNT INVOICE

Account: 221003734730
Statement Date: 10/04/2018
Current month's charges due 10/25/2018

f t p g in



Details of Current Month's Charges -- Service from 08/30/2018 to 09/28/2018

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service 1 - Transportation

Meter Location: Pool Heaters

Meter Number	Read Date	Current Reading	Previous Reading	=	Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
ANX04032	09/28/2018	0	0		0 CCF	1.040	1.0000	0.0 Therms	30 Days

Customer Charge

Natural Gas Service Cost

Total Current Month's Charges

\$35.00

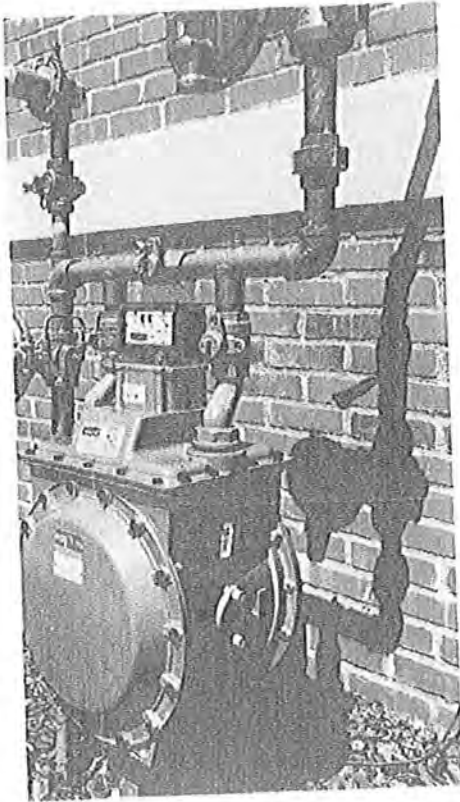
\$35.00

\$35.00

Peoples Gas Usage History

Therms Per Day
(Average)

OCT 0.0
SEP 0.0
AUG 0.0
JUL 0.0



We're in neighborhoods inspecting natural gas meters

Safety is our top priority and our team members and contractors are taking that priority all the way to your street. During a three-year cycle, we check the protective coating on meters and other above-ground equipment in our system and, if needed, treat with a special paint to help resist corrosion. We also identify anything that may need repairs. We'll reach out to you closer to the time when we will be working in your area.

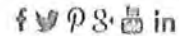
When we visit your neighborhood to conduct inspections, we will access your meter, so please don't be alarmed if a team member or contractor is on your property. All team members and contractors working for Peoples Gas are required to carry photo identification cards. If someone claiming to be a Peoples Gas representative visits your business, request to see an ID badge. If you have any questions or would like to verify someone's identity, please call us at **877-832-6747**.

Thanks for letting Peoples Gas fuel your business.
We're proud to serve you!



REVISED INVOICE

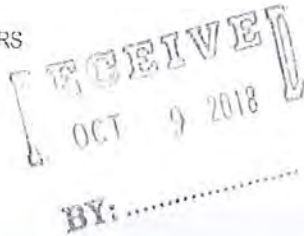
peoplesgas.com



Statement Date: 10/04/2018

Account: 221004023737

WATERSET CENTRAL CDD POOL HEATERS
WATER HEATERS
7281 PARADISO DR
APOLLO BEACH, FL 33572



Current month's charges:	\$76.24
Total amount due:	\$76.24
Payment Due By:	10/25/2018

Your Account Summary

Previous Amount Due	\$75.46
Payment(s) Received Since Last Statement	-\$75.46
Current Month's Charges	\$76.24
Total Amount Due	\$76.24

Date Rec'd Rizzetta & Co., Inc. OCT - 9 2018
D/M approval GR Date 10/11
Date entered OCT 11 2018
Fund 001 GL 53200 OC 4301
Check # _____

Safety tip: ask for identification

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



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

Lower rates for natural gas air conditioning

Did you know the Florida Public Service Commission approved new lower rates for our customers who use gas heat pump technology to cool and heat their homes and businesses?

Visit peoplesgas.com/GHP to learn how GHPs can offer increased efficiency and reliability.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004023737

Current month's charges:	\$76.24
Total amount due:	\$76.24
Payment Due By:	10/25/2018
Amount Enclosed	\$ <u>76.24</u>

629160810343

WATERSET CENTRAL CDD POOL HEATERS
WATER HEATERS
5844 OLD PASCO RD, STE 100
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

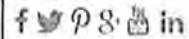
6291608103432210040237370000000076242



All Other Correspondence
 Frances Galt
 P.O. Box 111
 Tallahassee, FL 32301-0111



REVISED INVOICE



Account: 221004023737
Statement Date: 10/04/2018
Current month's charges due 10/25/2018

DY:

Details of Current Month's Charges – Service from - 07/31/2018 to 08/29/2018

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service 1 (GS1)

Meter Location: Water Heaters

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
SH114676	08/29/2018	1		0		1 CCF		1.038		1.0000	1.0 Therms	30 Days
Customer Charge										\$35.00	Peoples Gas Usage History	
Distribution Charge										\$0.32	Therms Per Day (Average)	
PGA										\$0.90	OCT 2018 0.0	
Florida Gross Receipts Tax										\$0.03	SEP 0.0	
Natural Gas Service Cost										\$36.25	AUG 0.0	
State Tax										\$2.54	JUL 0.0	
Total Natural Gas Cost, Local Fees and Taxes											JUN 0.0	
										\$38.79		

Details of Current Month's Charges – Service from - 08/30/2018 to 09/28/2018

Meter Location: Water Heaters

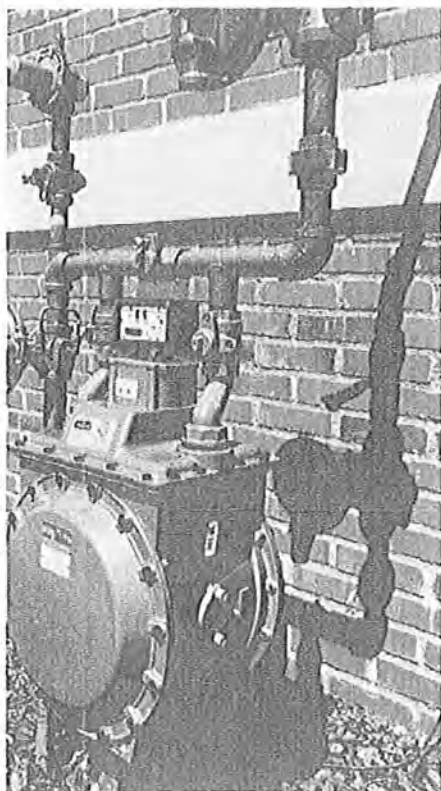
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
SH114676	09/28/2018	1		1		0 CCF		1.040		1.0000	0.0 Therms	30 Days
Customer Charge										\$35.00		
Natural Gas Service Cost										\$35.00		
State Tax										\$2.45		
Total Natural Gas Cost, Local Fees and Taxes											\$37.45	
Total Current Month's Charges											\$76.24	

Important Messages

Adjusted Bill

Please review your billing details for past charges that have been billed and/or adjusted appropriately.





We're in neighborhoods inspecting natural gas meters

Safety is our top priority and our team members and contractors are taking that priority all the way to your street. During a three-year cycle, we check the protective coating on meters and other above-ground equipment in our system and, if needed, treat with a special paint to help resist corrosion. We also identify anything that may need repairs. We'll reach out to you closer to the time when we will be working in your area.

When we visit your neighborhood to conduct inspections, we will access your meter, so please don't be alarmed if a team member or contractor is on your property. All team members and contractors working for Peoples Gas are required to carry photo identification cards. If someone claiming to be a Peoples Gas representative visits your business, request to see an ID badge. If you have any questions or would like to verify someone's identity, please call us at **877-832-6747**.

Thanks for letting Peoples Gas fuel your business.
We're proud to serve you!

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk 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: Proposed Rule was published in Tampa Bay Times: 9/12/18, in said newspaper in the issues of Baylink Hillsborough

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 of Affiant

Sworn to and subscribed before me this 09-12-2018.

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



NOTICE OF PROPOSED RULE

PURPOSE AND EFFECT: The Waterset Central Community Development District ("District") is proposing a Rule adopting a schedule of fees for the use of District amenity facilities (the "Amenity Facilities") by members of the public who do not own or rent property within the District ("Non-Resident Members"); and fees for the rental of The Waterset Club Gathering Room by owners and renters of property within the District, and by Non-Resident Members. The proposed Fee Schedule is set forth below:

FEE SCHEDULE FOR THE USE OF DISTRICT FACILITIES

- \$2,800.00 Annual Fee for Use of Amenity Facilities by Individuals and Families that Do Not Own or Rent Property within the District (referred to as "Non-Resident Members")
- \$ 150.00 Rental Fee for Use of The Waterset Club Gathering Room from 12:00 - 5:00 p.m. (for Owners and Renters of Property within the District and Non-Resident Members).
 - * +\$100 if Alcohol is added
"If the renting party will have alcohol on-site, an additional \$100 will be added to the Rental Fee."
- \$ 200.00 Rental Fee for Use of The Waterset Club Gathering Room from 6:00 - 11:00 p.m. (for Owners and Renters of Property within the District and Non-Resident Members).
 - * +\$100 if Alcohol is added
"If the renting party will have alcohol on-site, an additional \$100 will be added to the Rental Fee."

The proposed Rule also provides definitions; provides for annual increases to the fees set forth in the Fee Schedule, which increases shall not exceed ten percent (10%) per year; and provides an effective date. A copy of the "Proposed Rule - Fee Schedule for Use of District Amenity Facilities" is available from the District Manager's Office at: 9428 Camden Field Parkway, Riverview, Florida 33578.

SUMMARY OF STATEMENT OF ESTIMATED REGULATORY COSTS (SERC): The District has determined that the proposed Rule adopting a Fee Schedule for the Use of District Amenity Facilities will not have an adverse impact on small business or likely increase directly or indirectly regulatory costs in excess of \$200,000 in the aggregate within one year after the implementation of the rule. A SERC has not been prepared by the agency.

Any person who wishes to provide information regarding a SERC, or to provide a proposal for a lower cost regulatory alternative must do so in writing with twenty-one (21) days of this notice.

RULEMAKING AUTHORITY: 190.011(5); 190.011(15); 190.035; and 120.54, F.S.

LAW IMPLEMENTED: 190.011(5); 190.011(15); and 190.035, F.S.

A HEARING ON THE PROPOSED RULE WILL BE HELD AT THE DATE, TIME AND PLACE SHOWN BELOW:

DATE AND TIME: Thursday, October 11, 2018, at 9:00 a.m.

PLACE: Offices of Rizzetta & Company, Inc.,
9428 Camden Field Parkway, Riverview, Florida 33578.

Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the District at least two (2) days before the hearing by contacting: Joseph Roethke, District Manager, 9428 Camden Field Parkway, Riverview, Florida 33578, telephone (813) 533-2950.

THE PERSON TO BE CONTACTED REGARDING THE PROPOSED RULE IS: Erin McCormick, District Counsel, 3114 Henderson Boulevard, Suite 103, Tampa, Florida 33609.

A COPY OF THE PROPOSED RULE ADOPTING A FEE SCHEDULE FOR THE USE OF DISTRICT AMENITY FACILITIES IS AVAILABLE FOR INSPECTION AND COPYING BY CONTACTING: Joe Roethke, District Manager, 9428 Camden Field Parkway, Riverview, Florida 33578, Tel.: (813) 533-2950.

Run Date: September 12, 2018

682995

[illegible]

Tampa Bay Times
Published Daily

STATE OF FLORIDA) ss
COUNTY OF

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** 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: Rule Development** was published in **Tampa Bay Times**; 9/11/18, in said newspaper in the issues of

Affiant further says the said **Tampa Bay Times** is a newspaper published in , Florida and that the said newspaper has heretofore been continuously published in said , Florida, each day and has been entered as a second class mail matter at the post office in said , 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 not 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 of Affiant

Sworn to and subscribed before me this 09/11/2018.

Signature of Notary Public

Personally known _____ or produced identification _____

Type of identification produced _____



NOTICE OF RULE DEVELOPMENT BY WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT: SCHEDULE OF FEES FOR THE USE OF DISTRICT AMENITY FACILITIES

In accord with Chapter 190, Florida Statutes, the Waterset Central Community Development District (the "District") hereby gives notice of its intention to develop a rule to adopt a Schedule of Fees for the use of the District's amenity facilities (the "Amenity Facilities"). The proposed rule would adopt a schedule of fees for members of the public who do not own or rent property within the District (referred to as "Non-Resident Members") to use the Amenity Facilities. The proposed Rule and Fee Schedule would also adopt fees for the rental of The Gathering Room located within The Waterset Club by property owners and renters of property within the District, and Non-Resident Members.

The purpose and effect of the rule implementing a Fee Schedule for the use of District Amenity Facilities is to produce revenues which, when combined with other assessments, revenues and funds available to the District, will provide sufficient funds for the operation and maintenance of the District Amenity Facilities. Specific legal authority for the Rule adopting a Fee Schedule for the Use of District Amenity Facilities includes Sections 190.011(5), 190.011(15), 190.035, and 120.54, Florida Statutes. The specific laws implemented in the Rule adopting a Fee Schedule for the Use of District Amenity Facilities include, but are not limited to, Sections 190.011(5), 190.011(15), and 190.035, Florida Statutes.

If requested in writing and not deemed unnecessary by the District's Board of Supervisors, a Rule Development Workshop will be held on Thursday, October 11, 2018 at 9:00 a.m. (EST), at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the District at least two (2) days before the workshop/meeting by contacting: Joseph Roethke, District Manager, 9428 Camden Field Parkway, Riverview, Florida 33578 or by calling (813) 533-2950.

A copy of the proposed Rule adopting a Fee Schedule for the Use of District Amenity Facilities may be obtained by contacting the District Manager, Joseph Roethke at 9428 Camden Field Parkway, Riverview, Florida 33578, or by calling (813) 533-2950.

Joseph Roethke
District Manager

Run Date: September 11, 2018

683289

1001734920000000068841128090000412000

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk 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: FY 2018/19 Meetings was published in Tampa Bay Times: 9/28/18, in said newspaper in the issues of Baylink Hillsborough

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 preceeding 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 of Affiant

Sworn to and subscribed before me this 09-28-2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC MEETING DATES WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterset Central Development District will hold their regular monthly meetings for the Fiscal Year 2018/2019 at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, FL 33578 at 9:00 AM on the dates as follows:

October 11, 2018
November 8, 2018
December 13, 2018
January 10, 2019
February 14, 2019
March 14, 2019
April 11, 2019
May 9, 2019
June 13, 2019
July 11, 2019
August 8, 2019
September 12, 2019

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 9428 Camden Field Parkway, Riverview, FL 33578 or by calling the District Manager at (813)533-2950.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Joseph Roethke
District Manager

Run Date: 09-28-18

688411

Vanguard Cleaning Systems of Tampa Bay
12108 North 56th St.
Suite 8
Tampa, FL. 33617
Tampa, FL 33617

AUG 28 2018

Invoice

Waterset Central CDD
Joe Roethke
7821 Paradiso Dr.
Apollo Beach, FL 33572

Date	Invoice #
9/1/2018	79661
P.O. No.	Due Date
	10/1/2018

Description	Qty	Rate	Amount
September (9/1/2018 - 9/30/2018) Monthly Service Charge	1	1,095.00	1,095.00T
<p>Date Rec'd Rizzetta & Co., Inc. _____ City approval <u>gr</u> Date <u>8/30</u> Date entered <u>AUG 28 2018</u> Fund <u>001</u> GL <u>57900</u> OC <u>6404</u> Check # _____</p>			
Subtotal			\$1,095.00
Sales Tax (0.0%)			\$0.00
Total			\$1,095.00

Phone # 813-849-6500 ext.207

E-mail

Al.Perkins@vanguardcleaning.com

Vanguard Cleaning Systems of Tampa Bay
 12108 North 56th St.
 Suite 8
 Tampa, FL. 33617
 Tampa, FL 33617

Waterset Central CDD
 Joe Roethke
 7821 Paradiso Dr.
 Apollo Beach, FL 33572

Invoice

Date	Invoice #
10/1/2018	80183
P.O. No.	Due Date
	10/31/2018

Description	Qty	Rate	Amount
October (10/1/2018 - 10/31/2018) Monthly Service Charge	1	1,095.00	1,095.00
Date Rec'd Pizzetta & Co., Inc. <u>OCT - 9 2018</u> D/M approval <u>JR</u> Date <u>10/11</u> Date entered <u>OCT 11 2018</u> Fund <u>601</u> GL <u>57300</u> OC <u>4706</u> Check # _____			
		Subtotal	\$1,095.00
		Sales Tax (0.0%)	\$0.00
		Total	\$1,095.00

Phone #	813-849-6500 ext.207
E-mail	
ALPerkins@vanguardcleaning.com	

**Waterset Central
Clubhouse Debit Card
For the Month**

Limit \$1,500.00
September & October 2018

10/19/2018

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Misc Contingency	Facility Supplies	Maintenance & Repairs	Janitorial Supplies	Security System
				001-57900- 6404	001-57900- 4619	001-57200- 4701	001-57200- 4707	001-57200- 4712
Date	Vendor Name	Description	Amount					
09/06/18	Walmart	Ant Spray	(9.06)	(9.06)				
09/11/18	Target	Message Boards	(20.93)	(20.93)				
09/11/18	Lowes	Bolts for Chaises	(6.94)	(6.94)				
09/18/18	Target	Décor for Clubhouse	(74.32)	(74.32)				
09/18/18	Lowes	Paint for Chair Repair	(9.49)	(9.49)				
09/25/18	Walmart	Office Printer	(141.24)	(141.24)				
10/05/18	Walmart	Replace Office Printer	(52.46)			(52.46)		
09/25/18	Amazon.com	Message Boards	(223.82)	(223.82)				
09/28/18	Budget Blinds	Window Blinds	(253.00)	(253.00)				
10/08/18	Target	Camera, Maintenance Supplies	(155.30)		(119.99)	(35.31)		
10/08/18	Target	Monitor for Security System	(160.49)					(160.49)
10/05/18	Target	Trash Cans, Maintenance Supplies	(101.62)			(101.62)		
10/09/18	Walmart	Cleaners, Storage Boxes	(34.33)		(19.13)		(15.20)	
10/11/18	Walmart	Cleaner	(6.15)				(6.15)	
	TOTAL		(1,249.15)	(738.80)	(139.12)	(189.39)	(21.35)	(160.49)

DM Approval:

Joseph Roethke

Date:

10/19/18

Leslie W. Spock

From: Barry Mazzoni <bmazzoni@castlegroup.com>
Sent: Thursday, October 18, 2018 3:03 PM
To: Leslie W. Spock
Subject: RE: Waterset Central
Attachments: Transaction Receipt Waterset.pdf

Hi Leslie,

Hi Leslie,

The receipt for Budget Blinds is attached. The Walmart receipt for \$9.06 was misplaced.

The Wal-mart receipt for \$141.24 was returned and I bought another printer. The kept the receipt when it was returned. This was all noted on the receipt from a few days later with the return.

Can I get a copy of the Tax Exempt form for Central. There is not a copy on file here.

Thank you,

Barry Mazzoni

Community Director | Castle Group

Waterset HOA "Proudly Managed by Castle Group" 7281 Paradiso Drive, Apollo Beach, FL 33572

bmazzoni@castlegroup.com | www.castlegroup.com

P: (813) 677-2114 | C: | F:



Unparalleled Prosperity Awaits

SOUTH FLORIDA BUSINESS JOURNAL



2017 BEST PLACES TO WORK

From: Leslie W. Spock <LSpock@rizzetta.com>
Sent: Wednesday, October 17, 2018 4:42 PM
To: Barry Mazzoni <bmazzoni@castlegroup.com>
Subject: Waterset Central

Hi Barry,

I am just now getting to reconcile the debit card for Waterset Central. I am missing a few receipts. Could you please send them to me?

Central
Waterset North CDD

Clubhouse Debit Card

Date: 9/13/18

Completed By: _____

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	6.94
Office Supplies	001-57200-5101	20.93
Misc	001-57200-4735	
Receipt Total		\$27.87

Description of purchase: _____

9/11/18 - Target - \$20.93 (message Boards)
9/11/18 - Lowe's - \$6.94 (bolts for chairs)



BRANDON S - 813-337-1161
09/11/2013 02:38 PM EXPIRES 12/10/18



HOME
074050021 DEC WALL SET I \$9.08
074050070 DEC WALL SET I \$10.48

SUB TOTAL \$19.56
T = FL TAX 7.0000% cr \$1.37
TOTAL \$20.93

*6601 DEBIT TOTAL PAYMENT \$20.93
AID: A0000000042203
Debit

REC#2-8254-2235-3176-4127-0 VCD#751-280-143



We hope
your trip
was a blast!

Help make your Target Run better.
Take a 2 minute survey about today's trip:

1ofprinttarget.com
User ID: 7174 5776 5982
Password: 358 730

QUÉNTENOS EN ESPAÑOL.

Please take this survey within 7 days.

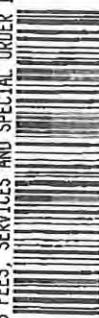


LOWE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
RIVERVIEW, FL 33578 (813) 313-1424

- SALE -
SALES#: FSTLANE3 13 TRANS#: 6689664 09-11-18
137885 HW 1-1/2-IN THRD POST SCR 6.48
6 @ 1.08

SUBTOTAL: 6.48
TAX: 0.46
INVOICE 06389 TOTAL: 6.94
N/C:

N/C: XXXXXXXXXXXX6601 AMOUNT: 6.94 AUTHCD: 004658
CHIP REFID: 191106170226 09/11/18 14:14:52
APL: Debit MasterCard TVR: 0000048000
AID: A0000000041010 TSI: E800
STORE: 1911 TERMINAL: 06 09/11/18 14:15:26
OF ITEMS PURCHASED: 6
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



* VOID WHERE PROHIBITED. MUST BE IN BLACK INK. *
* OFFICIAL RULES & WINNERS AT: WWW.LOWES.COM/SURVEY *

STORE: 1911 TERMINAL: 06 09/11/18 14:15:26

Waterset Central CDD
Clubhouse Debit Card

DATE: 9/18/18

Completed by: Barry Mazzone

Expense	Account Code	Amount
HOA	001-13107	
MAINTENANCE	001-57200-4701	
OFFICE SUPPLIES	001-57200-5101	
MISC	001-57200-4735	\$74.32
RECEIPT TOTAL		\$74.32

DESCRIPTION OF PURCHASE:

Decor for Gathering Room
Bath room



UNIVERSITY PLAZA - 813-972-3396
 09/18/2018 08:22 AM EXPIRES 12/17/18



- other central
 HOME
 054000611 SNGL CDL HDR T \$12.99
 054094643 CANDLE T \$6.49
 065011332 DECOR FILL T \$9.99
 249010009 CNTR BAR STO T \$39.98

SUBTOTAL \$69.45
 T = FL TAX 7.0000% on \$69.45 \$4.87
 TOTAL \$74.32

*6601 DEBIT TOTAL PAYMENT \$74.32
 AID: A0000000042203
 Debit

REC#2-8261-0656-0078-3205-7 VCD#756-280-446



We hope
 your trip
 was a blast!



Help make your Target Run better.
 Take a 2 minute survey about today's trip:

informtarget.com
 User ID: 7173 8934 4992
 Password: 167 943

CUÉNTENOS EN ESPAÑOL

Please take this survey within 14 days

Waterset Central CDD
Clubhouse Debit Card

DATE: 9/18/18

Completed by: B. [Signature]

Expense	Account Code	Amount
HOA	001-13107	
MAINTENANCE	001-57200-4701	89.49
OFFICE SUPPLIES	001-57200-5101	
MISC	001-57200-4735	
RECEIPT TOTAL		89.49

DESCRIPTION OF PURCHASE:

Paint for chair repair



Maintenance Central
 LOWE'S HOME CENTERS, LLC
 10425 GIBSONTON DRIVE
 RIVERVIEW, FL 33578 (813) 313-1424

- SALE -

SALESH: FSTLANE3 13 TRANSH: 6277205 09-18-18

1026747 12-OZ CX GLOSS PUMPKIN OR 3.98
 20640 0.47 OZ EPOXY INSTANT MIX 4.88

SUBTOTAL: 8.86

TAX: 0.63

INVOICE 06375 TOTAL: 9.49

M/C: 9.49

M/C:XXXXXXXXXXXX6601 AMOUNT:9.49 AUTHCD:002601

CHIP REFID:191106171592 09/18/18 09:26:39

APL: Debit MasterCard TVR: 0000048000

AID: A0000000041010 TSI: E800

STORE: 1911 TERMINAL: 06 09/18/18 09:27:22

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: DAMON KILLICK

LOWE'S PRICE MATCH GUARANTEE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

 * YOUR OPINIONS COUNT! *
 * REGISTER FOR A CHANCE TO BE *
 * ONE OF FIVE US\$300 WINNERS DRAWN MONTHLY! *
 * ¡REGISTRESE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE US\$300! *
 * *
 * REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D # 06375 1911 261 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *
 * *****
 STORE: 1911 TERMINAL: 06 09/18/18 09:27:22

Waterset Central CDD **Clubhouse Debit Card**

DATE: 10/5/18

Completed by: Barry Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
MAINTENANCE	001-57200-4701	
OFFICE SUPPLIES	001-57200-5101	\$294.25
MISC	001-57200-4735	
RECEIPT TOTAL		\$294.25

DESCRIPTION OF PURCHASE:

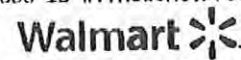
Purchase New Printer for office

Note: -Returned printer purchased 9/24
that broke (\$141.24-Wal-mart)
And ink purchased 10/5/18 (\$100.55)



WALMART
813-672-0739 MGR. LUIS DELGADO
9205 GIBSONTON DR
GIBSONTON FL 33534
ST# 05300 OP# 006146 TE# 91 TR# 07689
*** REFUND SLIP ***
*** RECEIPT #01
2YRPROTECTPL0681131021364
HP DJ 8702 08898932413
GIFT CARD
141.24
SUBTOTAL 132.00-
TAX 1 7.000 % 9.24-
TOTAL 141.24-
NET REFUND ITEMS 132.00-
CASH TEND
CHANGE DUE 0.00
SIGNATURE NOT REQUIRED
TC# 4691 1485 0275 9717 2924 0
*** STORE COPY ***
Low Prices You Can Trust. Every Day.
10/04/18 17:02:07

See back of receipt for your chance to win \$1000 ID #:7M50JR1VD73S



813-672-0739 Mgr:LUIS DELGADO
9205 GIBSONTON DR
GIBSONTON FL 33534

ST# 05300 OP# 009030 TE# 30 TR# 05033
CANON CRG137 001380324293 84.00 X
CANON CRG137 001380324293 84.00 X
CANON MF232W 001380329641 99.00 X
2YRPROTECTPL 068113102135 8.00 T
SUBTOTAL 275.00

TAX 1 7.000 % 19.25
TOTAL 294.25
SHOPPING CARD TEND 141.24
CASH TEND 100.55
DEBIT TEND 52.46
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
52.46 TOTAL PURCHASE
DEBIT 4045 I 1 REF # 827700808891
NETWORK ID. 0081 APPR CODE 924541
DEBIT

ATD A0000000042203
TC FAE834A0405E9F94

*Pin Verified

TERMINAL # SC010967

10/04/18 17:31:25
SHOP CARD REDEMPTION 141.24

ACCOUNT 615222390936****

Beg Bal Tran Amt End Bal
141.24 141.24 0.00

ITEMS SOLD 4
TC# 3564 2156 0375 0470 3079 5



Low Prices You Can Trust. Every Day.
10/04/18 17:31:31

You purchased a Walmart Protection Plan, provided by Allstate. Your receipt is required to file a claim. Save the receipt digitally by scanning the barcode with the Walmart app or go to www.walmart.com/protection. To file a claim, go to www.walmart.com/protection or call 1 877 538 4389. Terms and conditions are available at checkout registers. *Standard messaging & data rates apply.

Scan with Walmart app to save receipts



Waterset Central CDD
Clubhouse Debit Card

DATE: 9/25/10

Completed by: ~~Barry~~ Barry Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
MAINTENANCE	001-57200-4701	
OFFICE SUPPLIES	001-57200-5101	
MISC	001-57200-4735	223.82
RECEIPT TOTAL		\$ 223.82

9/26

DESCRIPTION OF PURCHASE:

Message Board for
Waterset Club

Details for Order #114-1676051-3141806

Print this page for your records.

Order Placed: September 25, 2018

Amazon.com order number: 114-1676051-3141806

Order Total: \$223.82

Not Yet Shipped**Items Ordered**

	Price
1 of: Ghent 3" x 4" 2-Door Outdoor Enclosed Vinyl Bulletin Board, Shatter Resistant, with Lock, Satin Aluminum Frame - Caramel (PA234VX-181), Made in the USA	\$209.18
Sold by: Warehouse Deals, Inc.	

Condition: Used - Like New

Item will come in original packaging. Packaging will be damaged.

Shipping Address:

Barry J Mazzoni Jr
25753 FRITH ST
LAND O LAKES, FL 34639-5683
United States

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 6601

Item(s) Subtotal:	\$209.18
Shipping & Handling:	\$0.00

Billing address

Waterset - Dana
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
United States

Total before tax:	\$209.18
Estimated tax to be collected:	\$14.64

Grand Total: \$223.82

To view the status of your order, return to [Order Summary](#).

Waterset *Central* " CDD

Clubhouse Debit Card

Date: _____

Completed By: *Barry Mazzoni*

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	<i>253.00</i>
Receipt Total		<i>\$253.00</i>

Description of purchase: *Blinds - for*
Storage Room

Source of LEAD

KLEAT

Invoice #:

CONSULTATION DATE

9/4/10

ORDER DATE

An independently owned and operated franchise

SPECIAL INSTALL INSTRUCTIONS

811" Lined

SPECIAL ORDERING INSTRUCTIONS

Office 813-445-7121
Barry - 813-847-2211

MAILING

ADDRESS

**Budget
Blinds**

Style and service for every budget.™

Budget Blinds of Brandon

10437 Gibsonton Drive

Riverview, Florida 33578

office 813.445.7121

Learn More About Us: bit.ly/ExperienceBudgetBlinds

www.budgetblinds.com

CALLED TO SCHEDULE INSTALL

NAME

Winters Courthouse Gate - Kim Pham

ADDRESS

CITY

Arling Beach

STATE

FL

ZIP

33572

HOME PHONE

WORK PHONE

CELL

EMAIL

Room	IB/OB	CostCode	Width	Length	Ctrl	Manufacturer	Product	Style	Color Name	Color #	Extras	MSR	Product 1	Product 2
1. Sink	1B				STD	Normal	Free	ES 2 1/2" Track	Warm Beige					198
2.									White Solid - Roulleaux					198
3.														
4. Sink	1B				↓	Six Series *		4/5"						198
5.														
6.														
7.														
8.														
9.														
10. Sink	1B				R	Six Series	Same Series w/							
11.							Roller Gear 1/4" - 1/4"							
12.														
13.														
14.														
15.														

813 847 2211

\$253.00

- per Barry -
Check: Budget

Total 253.00

All sales are final. Time estimates are subject to manufacturer's availability. Partial installs will be paid at time of installation - any remaining non installed blinds must maintain the original deposit. If customer cannot provide access for installation or accommodate receipt of product the full balance will become due after 30 days have passed from the time of Budget Blinds' first attempt at contact for installation or delivery. Customer is responsible for choice of product, style, color and controls. The undersigned agrees to the above.

CUSTOMER'S SIGNATURE

DATE

CONSULTANT

An independently owned and operated franchise

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the notice of cancellation form on the back of this invoice for an explanation of this right.

Payment Info	Date	Amount	Check #	SUB TOTAL	572	396
Deposit				LABOR	55	55
Balance Due				TAX	43.89	31.5
Credit Card #				SHIPPING & HANDLING		
Exp.		Code		TOTAL	670.89	482
Name on Card						
Billing Address						

Merchant: Budget Blinds of Greater Tampa

1208 W. Fletcher Ave
Tampa, FL 33612
US

8139685050

Order Information

Description:

Order Number:

Customer ID: even

P.O. Number:

Invoice Number: 33658

Billing Information

dana even
12750 Citrus park ln 115
33625

Shipping Information

Shipping: 0.00

Tax: USD 5.00

Total: USD 253.00**Payment Information**

Date/Time: 26-Sep-2018 06:59:00 PDT

Transaction ID: 40963562348

Transaction Type: Authorization w/ Auto Capture

Transaction Status: Captured/Pending Settlement

Authorization Code: 009555

Payment Method: MasterCard XXXX6601

9/28/18

Waterset *Central* CDD

Clubhouse Debit Card

Date: 10/08/18

Completed By: Barry Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$35.31
Office Supplies	001-57200-5101	
Misc	001-57200-4735	\$109.99
Receipt Total		155.30

Description of purchase:

Maintenance Supplies
& New ^{Replacement} Camera for
Clubhouse



NEW TAMPA - 813-907-6687
10/08/2018 04:59 PM EXPIRES 01/06/19

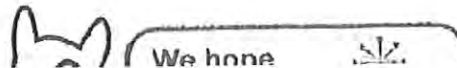


CLEANING SUPPLIES
003030944 BRUSH T \$5.98
2 @ \$2.99 ea
003060127 CLEANERS T \$2.99
ENTERTAINMENT-ELECTRONICS
056100027 CANON T \$109.99 ↓
HARDWARE-AUTOMOTIVE
085040084 SCOTCH MOUNT T \$7.19
SEASONAL
240433596 PARTY COOLER T \$10.00
2 @ \$5.00 ea
STATIONERY-OFFICE
081021291 DRYERSE MRKR T \$8.99
SUBTOTAL \$145.14
T = FL TAX 7.0000% on \$145.14 \$10.16
TOTAL \$155.30
*4078 DEBIT TOTAL PAYMENT \$155.30
AID: A0000000042203
DEBIT

↓ INDICATES SAVINGS

TOTAL SAVINGS THIS TRIP
\$10.00

REC#2-8281-1382-0078-5065-3 VCD#752-285-832



Waterset Central CDD
Clubhouse Debit Card

DATE: 10/08/18

Completed by: Barry mazzoni

Expense	Account Code	Amount
HOA	001-13107	
MAINTENANCE	001-57200-4701	
OFFICE SUPPLIES	001-57200-5101	
MISC	001-57200-4735	\$160.49
RECEIPT TOTAL		\$160.49

DESCRIPTION OF PURCHASE:

TV Monitor for security
System placed in Electrical
Closet.



NEW TAMPA - 813-907-6687
 10/08/2018 05:00 PM EXPIRES 01/06/19



ENTERTAINMENT-ELECTRONICS
 056000556 ELEMENT T \$149.99

T = FL TAX 7.0000% on \$149.99 \$10.50

SUBTOTAL \$149.99
 TOTAL \$160.49
 *4045 DEBIT TOTAL PAYMENT \$160.49
 AID: A0000000042203
 DEBIT

REC#2-8281-1382-0078-5066-1 VCD#752-285-039

10/9/18



We hope
 your trip
 was a blast!

Help make your Target Run better.
 Take a 2 minute survey about today's trip:

informtarget.com
 User ID: 7171 8861 8992
 Password: 149 339

CUÉNTENOS EN ESPAÑOL

Please take this survey within 7 days.

<----- CUT HERE ----->



gift receipt

to: _____



from: _____

10/08/2018



Return gift for a Target GiftCard.
 Some items have a return policy
 that is less than 90 days.
 Some items can't be returned if opened.
 Go to target.com/returns for details.
 Refund period may vary by item. Visit
 target.com/returns for full policy
 details

REC#5-8281-1382-0078-5066-1 VCD#752-285-039

Waterset: *Central* CDD

Clubhouse Debit Card

Date: 10/05/18

Completed By: Barry Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	<i>101.62</i>
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		

Description of purchase: _____

Trash cans & Maintenance
Supplies

10/9/18



BRANDON - 813-654-4955
10/05/2018 05:17 PM EXPIRES 01/03/19



HOME
002010196 TRSH CAN W L T \$79.98
074101571 2 @ \$39.99 ea T \$14.99
THRESHOLD
SUBTOTAL \$94.97
T = FL TAX 7.0000% on \$94.97 \$6.65

TOTAL \$101.62
*4045 DEBIT TOTAL PAYMENT \$101.62
AID: A0000000042203
DEBIT

REC#2-8278-0812-0077-6197-8 VCD#754-285-348



We hope
your trip
was a blast!



Help make your Target Run better.
Take a 2 minute survey about today's trip:

informtarget.com
User ID: 7172 1918 8992
Password: 238 022

CUÉNTENOS EN ESPAÑOL

ase take this survey within 7 days.

Waterset Central CDD
Clubhouse Debit Card

DATE: 10/09/18

Completed by: Barry Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
MAINTENANCE	001-57200-4701	15.20
OFFICE SUPPLIES	001-57200-5101	319.13
MISC	001-57200-4735	
RECEIPT TOTAL		634.33

DESCRIPTION OF PURCHASE:

Cleaners & Storage Boxes

See back of receipt for your chance
to win \$1000 ID #:74512G13MIFK

Walmart*

SUPERCENTER

813-371-6612 Mgr: CRAIG BROCK
(813) 371-6612

15302 N. NEBRASKA AVE. TAMPA, FL

ST# 03197 OP# 009043 TR# 43 TR# 08656

KK 101 HOUSE 061881399175 7.24 X

CLEANER 061881334300 6.97 X

STORAGE BOX 004385952678 17.88 X

SUBTOTAL 32.09

TAX 1 7.000 % 2.24

TOTAL 34.33

DEBIT TEND 34.33

CHANGE DUE 0.00

LET DEBIT PAY FROM PRIMARY

34.33 TOTAL PURCHASE

DEBIT 4045 1 1 REF # 823200245900

NETWORK ID. 0090 APPR CODE 551395

DEBIT

AID A0000000042203

IC 8402BBFF975FAD3E

*Pin Verified

TERMINAL # SC010537

10/09/18 07:47:43

ITEMS SOLD 3

IC# 5201 4375 2719 7080 7014



10/09/18 07:47:50

Scan with Walmart app to save receipts



Waterset Central CDD
Clubhouse Debit Card

DATE: 10/11/18

Completed by: Barrymazzoni

Expense	Account Code	Amount
HOA	001-13107	
MAINTENANCE	001-57200-4701	6.15
OFFICE SUPPLIES	001-57200-5101	
MISC	001-57200-4735	
RECEIPT TOTAL		

DESCRIPTION OF PURCHASE:

Clearer spray

See back of receipt for your chance
to win \$1000 ID #:7M518T13MFP8

Walmart

SUPERCENTER
813-371-6612 Mgr: CRAIG BROCK
(813) 371 - 6612
15302 N. NEBRASKA AVE. TAMPA, FL
ST# 03197 OP# 009045 TE# 45 TR# 08895
LAW 322 TRIG 005170087104 5.74 X
SUBTOTAL 5.74
TAX 1 7.000 % 0.41
TOTAL 6.15
DEBIT TEND 6.15
CHANGE DUE 0.00
EFT DEBIT PAY FROM PRIMARY
6.15 TOTAL PURCHASE
DEBIT- 4045 I 1 REF # 828400759386
NETWORK ID. 0081 APPR CODE 128047
DEBIT
AID A00000000042203
TC 8717063AEA2CC4CA
*Pin Verified
TERMINAL # SC010709

10/11/18 07:20:20

ITEMS SOLD 1

TC# 8715 3022 5274 2803 8963



10/11/18 07:20:28

Scan with Walmart app to save receipts



**Waterset Central
Clubhouse Debit Card
For the Month**

Limit \$1,500.00
October 2018

10/26/2018

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse
				Facility Supplies	Office Supplies
				001-57200- 4619	001-57900- 5101
Date	Vendor Name	Description	Amount		
10/16/18	Dell	Office Computer	(353.09)		(353.09)
10/25/18	Signs.com	Clubhouse Signs	(187.70)	(187.70)	
	TOTAL		(540.79)	(187.70)	(353.09)

DM Approval:

Joseph Roethke

Date: 10/31/18

Central
Waterset CDD

Clubhouse Debit Card

Date: 10/16/18

Completed By: Barry Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	353.09
Receipt Total		353.09

10/17/18

Description of purchase:

Replacement Computer
for Waterset Central
Clubhouse

You've qualified for **\$10 CASH BACK** on this order!

[CLICK HERE](#)

Just for trying ShopSmarter

Oct
16
2018

Order Status: Complete
2 items

Order Number: BBY01-805570312033

Order Summary

Product Total	\$329.99
Sales Tax, Fees & Surcharges	\$23.10
Order Total	\$353.09

Billing Address

Barry Mazzoni
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578 US

Payment Method

MasterCard ****4045

\$353.09

Item Details

Dell - Inspiron Desktop - Intel Core i3 - 8GB
Memory - 1TB Hard Drive - Black With Silver Trim

Model: I3470-3903BLK-PUS
Sku: 6228202
Quantity: 1

Store Pickup

BRANDON FL
Pickup Person
Barry Mazzoni
bmazzoni@castlegroup.com

Item Total	\$353.09
Product Price	\$329.99
Sales Tax, Fees & Surcharges	\$23.10

Status: Picked Up

Picked up on Tue, October 16 at BRANDON FL.

Webroot Internet Security + Antivirus 2018
(3-Device) (6 Month Subscription) -
Android|Windows|iOS [Digital]

Model: WEBROOT SA 3 USER 6
MONTH
Sku: 6410932
Quantity: 1

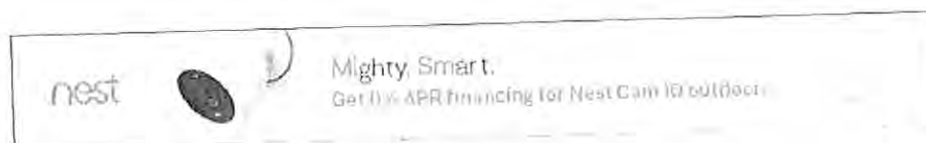
Digital Download

E-mail: bmazzoni@castlegroup.com

Item Total	\$0.00
Product Price	\$0.00
Sales Tax, Fees & Surcharges	\$0.00

Status: Ready for Download

It's available now in your digital library.



Your order is ready for pickup. Order #BBY01-805570312033

👉 💰 Reply all | v

BB

Best Buy

Today, 12:55 PM

Barry Mazzoni ✉

Please bring your ID and order number when you come to pick it up.

Free Shipping*
on orders \$35 and up

View: Web



TVs

Computers

Cell Phones

Appliances

Weekly Deals >

Clearance >

Order Date: 10/16/2018

Exciting news, Barry.
It's time to pick up your order.

ORDER #
BBY01-805570312033

For the best experience, simply follow the instructions in the **What You Need To Know** section.

View Order Status

Before coming in to pick up your order, check the BRANDON FL store location page for store hours.



Please note your credit card has now been charged for the item(s) listed below.

We look forward to seeing you, and thanks again for shopping at Best Buy®.

Sincerely,

Your Customer Care Team



Store Pickup Items



QTY

AVAILABLE FOR
PICKUP



Dell Inspiron Desktop Intel
Core i3 8GB Memory 1TB
Hard Drive Black With
Silver Trim
Model: I3470-3903BLK-
PUS
SKU: 6228202

1

BRANDON FL
116 Grand Regency Blvd
Brandon, FL 33510

Will be picked up by: Barry Mazzoni



What You Need To Know

STORE PICKUP

BEFORE HEADING TO THE STORE

- Check out our [Store Location page](#) for the address, map & directions

ESSENTIALS YOU MUST BRING WITH YOU

- Your government-issued photo ID
- A copy of this e-mail (printed or on a phone/tablet)
- The credit card used to place this order: MasterCard *****045
- **IMPORTANT:** only you (the person named on this credit card) can pick up this order

WHEN YOU GET TO THE STORE

- Please come to our "Store Pickup" counter

THERE'S A DEADLINE

- We'll keep your order waiting until the end of the day on **Monday, October 22, 2018**
- If it's not picked up by then, we'll cancel it and refund your payment

FOR ITEMS NOT LISTED

- Any items not listed above will be billed separately
- We'll send separate status updates for those items

Featured Help Topics

[Change your store pickup option](#)

[How store pickup works](#)

[Returning or exchanging an item](#)

[Canceling an item or a full order](#)

[Price Match Guarantee](#)

[Best Buy Trade-In & Recycling](#)

Waterset Central CDD

Clubhouse Debit Card

Date: 10/25/18

Completed By: BARRY MAZZONI

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	\$187.70
Receipt Total		\$187.70




10/25/18

Description of purchase: Signs for
Clubhouse Area
- per Amanda

Thank you.

Your order has been placed and an email confirmation will be sent to you shortly.

Order Number	Order Date	Shipping Address	Shipping Method
335490	10/25/2018 7:36:49 AM (MT)	Barry Mazzoni Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL USA, 33572	Standard

Product	Description	Quantity	Price
	Aluminum Sign (2MM E-Panel) 12" W x 9" H Standoffs: None Printed Sides: Single Sided Cut: Standard Accessories: None Drilled Holes Location: 4 Corners Drilled Holes Diameter: 3/8"	1	\$25.94
	Aluminum Sign (2MM E-Panel) 14" W x 8" H Standoffs: None Printed Sides: Single Sided Cut: Rounded (.25") Accessories: None Drilled Holes Location: Top & Bottom Center Drilled Holes Diameter: 1/4"	2	\$59.26
	Aluminum Sign (2MM E-Panel) 24" W x 16" H Standoffs: None Printed Sides: Single Sided Cut: Rounded (.25") Accessories: None Drilled Holes Location: Top & Bottom Center Drilled Holes Diameter: 1/4"	1	\$47.83
	Aluminum Sign (2MM E-Panel) 12" W x 6" H	2	\$54.67



Standoffs: None
Printed Sides: Single Sided
Cut: Rounded (25")
Accessories: None
Drilled Hole's Location: Top &
Bottom Center
Drilled Holes Diameter: 1/4"

Subtotal	\$187.50
Shipping	\$0.00
Tax	\$0.00
Grand Total	\$187.50

Send your friends a 15% off promo code (And while we're at it, we'll send you one too.)

To:
(separate addresses
with commas)

Subject: **Barry is sending you a 15% off coupon from Signs.com**

Message:

Hey, I just placed an order with Signs.com and I thought you might want to check them out

Here's your 15% off coupon code:
(Personal code will be inserted here)
This code is valid for the next 30 days
Thanks,
Barry

[Send Email](#)

[Create Another Sign](#)

[Search Templates](#)



Keyword

[Start from Scratch](#)

[Animals Templates](#)

[Backgrounds Templates](#)

[Business Templates](#)



[Events Templates](#)

Have Ye A
Happy Birthday
Captain Joshua

[Government Templates](#)



[Holidays Templates](#)



[Home Templates](#)



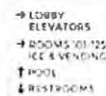
[Military Templates](#)



[Political Templates](#)



[Pool Signage Templates](#)



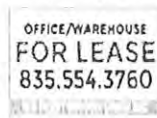
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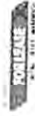


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*Next Day Production excludes large orders, business cards, post cards, door hangers, rack cards, bumper stickers, brochures, table tents, metal photo prints, wood prints and orders placed the day before observed holidays (upcoming holidays: 11/22/18, 11/23/18, 12/24/18)
*Free ground shipping to contiguous United States. Excludes rigid materials over 36"

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4.7 ★★★★★
Google
Customer Reviews

Tab 5

Preventive Maintenance Agreement

PAYNE

AIR CONDITIONING & HEATING, INC.

863-686-6163

1048 East Oleander Street
Lakeland, FL 33801-2012

Customer

Job Location

Contact & Phone #

Billing Address

Waterset Central CDD

7821 Paradiso Drive

Apollo Beach, FL 33572

Barry Mazzoni

To be determined

24/7 Emergency Service

No Overtime or After Hour Pricing

Reduced Labor Rate \$ 80.00/hr.

Priority Scheduling and Dispatching

MAINTENANCE SCHEDULE

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
					X						X

FILTER SCHEDULE

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
		X			X			X			X

Equipment to be Serviced: 6- Air Conditioning Systems
Twice a Year Maintenance Visits
Quarterly Filter Changes and Washings

Service Calls and Repairs Billed Separately

Preventive Maintenance Schedule

1. Condenser coil will be cleaned and inspected for heat transfer loss.
2. Blower wheels and fans will be inspected to assure proper air delivery.
3. Refrigerant will be checked for proper charge and to assure system is leak free.
4. Exposed duct work will be checked for leaks and proper insulation.
5. Belts and pulleys will be inspected and adjusted as required.
6. Thermostats will be checked and calibrated as required.
7. Motors and bearings will be lubricated as required.
8. Controls and safeties will be tested.
9. Condensate drain will be evacuated and an algae eliminator will be added to drain pan.
10. Crankcase heater will be checked for proper operation.
11. Relays and contactors will be inspected.
12. Unit wiring and electrical disconnect will be inspected for proper connections.
13. Temperatures & pressures will be recorded.
- *14. Evaporator coil will be inspected and you will be advised if coil cleaning is needed.
15. Apply sanitizer to Air Handler to kill mildew and viruses.
16. Furnish inspection report and advise of any abnormal conditions or necessary repairs.

*There is an extra cost to remove the evaporator coil from the Air Handler and clean it properly.

PAYNE A/C MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO INDOOR AIR QUALITY AND HAVE NO LIABILITY WITH RESPECT THERETO

The Agreement Price is \$1,424.00 per year, \$356.00 per Visit

This Agreement is Effective from Dec 1, 2018 to Dec 1, 2019

IF ACCOUNT IS 30 DAYS PAST DUE SERVICES WILL BE PUT ON HOLD

Customer Acceptance

Signature _____

Title _____

_____ Rick Stevens

(Type or Print Name of Signer)

Acceptance Date 11/29/18

Service Company Approval:

Signature _____ Adam Ogg

Title _____ MAINTENANCE MANAGER

Phone _____ 863-686-6163 ext. 103

Email _____ aogg@payneair.com

Date _____ 11/28/18

* THIS AGREEMENT MAY BE CANCELED BY EITHER PARTY WITH A 30 DAY WRITTEN NOTICE.

* THIS AGREEMENT WILL EXTEND FOR AN ADDITIONAL YEAR UNLESS TERMINATED WITH A 30 DAY WRITTEN NOTICE.

Tab 6

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2018 (the “**Effective Date**”), by and between **Waterset Central Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated November 9th, 2017 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to remove Section XV. Independent Contractor Status, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to remove Section VX. Independent Contractor Status and amend **Exhibit B** - Schedule of Fees attached.

The removed Section VX. Independent Contractor Status and the amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Section XV. - Independent Contractor Status
Exhibit B – Schedule of Fees

SECTION XV.

Independent Contract Status

- I. INDEPENDENT CONTRACTOR STATUS.** The Consultant and the District agree that the Consultant is and shall remain at all times an independent contractor. Neither the Consultant nor employees of the Consultant, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant, if there are any, in the performance of this Contract. It is further acknowledged that nothing herein will be deemed to create or establish a partnership or joint venture, express or implied, between the District and the Consultant. The Consultant has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District. The Consultant shall not have the authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Contract.

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUAL
Management:	\$ 1,675.00	\$20,100.00
Administrative:	\$ 375.00	\$ 4,500.00
Accounting:	\$ 1,500.00	\$18,000.00
Financial & Revenue Collections:	\$ 300.00	\$ 3,600.00
Assessment Roll (1):		\$ 5,000.00
Total Standard On-Going Services:	\$ 3,850.00	\$51,200.00

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request

LITIGATION SUPPORT SERVICES:

Hourly	Upon Request
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ADDITIONAL THIRD PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:		
Lot/ Home owner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

Tab 7

WCP CONSTRUCTION INC PROPOSAL

Certified General Contractor CGC1510046

P. O Box 413
Balm, FL. 33503
Phone 813-426-2171
wcpconstruction@yahoo.com

DATE December 12, 2018

TO: **Castle Group**
Waterset HOA

7281Paradiso Dr.

Apollo Beach FL,33572



Description

Amount

Maintenance Projects

Installing 6x6 P,T Post and installing signs around Waterset central clubhouse.

Installing sign by restrooms.

Post and signs provided by district, \$418.00

Install missing stone and secure pvc board decking on benches. \$315.00

Remove damaged 1x4 around pavilion and dispose.

Replace 1x4 accent trim around bottom blow screen of pavilion.

Paint new trim and accent board to match existing colors and sheen. \$3,200.00

Replace fascia 10 ft on pavilion where missing and secure additional piece adjacent to missing. Fascia to be equivalent to existing.

\$252.00

Bill Payne/WCP Construction, Inc.

Total

\$4,185.00

Make all checks payable to WCP CONSTRUCTION INC

If you have any questions concerning this invoice, contact Bill Payne | 813-426-2171 |

wcpconstruction@yahoo.com

Thank you for your business!

Tab 8



NVIROTECT

PEST CONTROL SERVICES

Estimate
122618

Work Location: **Waterset Central CDD**
7821 Paradiso Drive
Apollo Beach, FL 33572
Grant Phillips
c/o
Phone:
Email: GPhillips@rizzetta.com

Summary: Rodent trapping in combination with rodent specific exclusionary work recommended at the above location.

Findings: Upon reinspection, our wildlife specialist confirmed the rodents are entering the space through 2 open roof angles and 5 linear feet of damaged soffit. The open roof angles are to be sealed using sheet metal, the soffit will be repaired, and all entry points will be reinforced to create a barrier for the existing interior rodent activity and prevent additional rodent entry. We recommend one week of rodent trapping in combination with rodent specific exclusionary work to control the rodent activity. Upon sealing the entry points above, rodent traps are to be strategically placed to remove the remaining rodent population.

Proposed Scope of Work	Quantity	Total
Exclusion Work Details above. Work completed by Nvirotect is warrantied for 1-year.	1	\$285.00
Rodent Trapping 1 week of trapping. Includes trap set up and 3 trap checks with trap checks to be scheduled approx. every other business day (excluding weekends).	1	\$329.00
		\$614.00

This proposal is valid for 14 days from receipt. Authorization or request for services after this time frame may result in an additional inspection and new proposal submission. If any trap(s) used during the proposed scope of work are found missing, damaged beyond repair or stolen, the customer will be responsible for paying for the cost of replacement for said trap(s)

For more information on this proposal please contact our wildlife specialist, Christian Badalament, directly at 813-508-0225 or email wildlife@nvirotect.com. We look forward to taking care of your facility.

Erica Browder
Wildlife Division Coordinator
(O) 813 968-7031 x206
(E) wildlife@nvirotect.com

I hereby understand and acknowledge the scope of work herein proposed and agree to pay the cost of services as specified above.

Customer Signature: _____

Date: _____

Nvirotect Pest Control Services, Inc.
16210 N. Florida Ave., Lutz, FL 33549
www.nvirotect.com



NVIROTECT
PEST CONTROL SERVICES



Nvirotect Pest Control Services, Inc.
16210 N. Florida Ave., Lutz, FL 33549
www.nvirotect.com

Tab 9



Unparalleled Property Services

Waterset Central CDD
7281 Parasido Drive
Apollo Beach, FL 33572
813-677-2114
bmazzoni@castlegroup.com

CENTRAL CDD MANAGEMENT REPORT DECEMBER 2018

REQUESTS FOR CONSIDERATION BY BOARD OF SUPERVISORS:

- 1) **Signs / Message Board Installation:** We received a proposal from WCP Construction to install the previously approved signage around the Waterset Club. This will include the Message Board to be hung by the restrooms in the pool area. The cost is \$418 and is part of proposal that includes work to be completed at Waterset North CDD. We will have the final billing separated by District. ***Please consider and approve.***
- 2) Additional trapping proposals for mice may be submitted directly to Rizzetta by Nvirotec for the Waterset Club. **Request approval for additional trapping service.**

Operations and Maintenance Report

Open Issues:

- Hive was on-site to fix the TVs once again as the cable boxes would not reset to play content on the TVs in Theater Room or the Lobby. The Technician reset the cable boxes and claimed that the power was off. This is not the case. Staff have reset the boxes, even unplugging them and resetting them on multiple occasions, with no success. Hive now has submitted an invoice for payment claiming the power was off. In the Director's opinion, the system has a flaw in it that is preventing the staff from resetting the system when the power goes out. For its part, Hive fails to find the problem and train staff how to fix it to avoid costly service calls.
- Though the Board of Supervisors previously approved the costs for rentals, reservations for the Gathering Room are currently on hold pending removal of rodents and the receipt of an approved rental agreement and designated rental area from Rizzetta and District Council.
- We communicated a buckling issue in the pool deck surrounding the Lap Pool to Randy and CRS. CRS has been on-site and is reviewing the matter in consult with the pool construction company. We have roped off this area with caution tape and continue to monitor.



December Completed Items:

- A dimmer switch was added to the wall closest to the front desk
- Artcraft Signs, Inc completed the lettering project for the clubhouse doors and the fitness room.
- Nvirotec completed a second trapping service at the Waterset Club. In a visit to the clubhouse on 12/26/18, they still found two areas on the roof line that allow rodents to enter the building.
- Umbrellas were removed and replaced following the storm prior to Christmas.
- Excess water was drain out of the Lap and Resort pools by the vendor following the storm prior to Christmas.

Pending Construction / Follow-up List:

- Pool depth marker on the lap pool that should read 4'3" should read 4'6".
- A technician from CRS was at the Waterset Club on 12/21 to replace the weather stripping on the bottom of the front doors and work on several mother doors. The front door was completed, but the other doors were not. The tech is supposed to return to complete the rest of the work.
- The signs are in for the pool and surrounding areas of the Waterset Club. These will be installed as soon as we can schedule the handyman to complete the project.
- The message board has been received for the Pool area. It will be installed as soon as we can schedule the handyman to complete the project.