



Rizzetta & Company

# **Waterset Central Community Development District**

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**Board of Supervisors' Meeting  
May 9, 2019**

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

**[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)**

# **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

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

<b>District Board of Supervisors</b>	Rick Stevens	Chairman
	Aaron Baker	Vice Chairman
	Pam Parisi	Assistant Secretary
	Lynda McMorro	Assistant Secretary
	Pete Williams	Assistant Secretary
<b>District Manager</b>	Grant Phillips	Rizzetta & Company, Inc.
<b>District Counsel</b>	Erin McCormick	Erin McCormick Law, PA
<b>District Engineer</b>	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**

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May 7, 2019

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

**REVISED AGENDA**

Dear Board Members:

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

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A.** Administration of Oath to New Supervisor
  - B.** Consideration of Minutes of Board of Supervisors'  
Meeting held on March 14, 2019..... Tab 1
  - C.** Consideration of Operations & Maintenance  
Expenditures for February 2019..... Tab 2
  - D.** Consideration of Operations & Maintenance  
Expenditures for March 2019 ..... Tab 3
  - E.** Ratification of Series 2018 Construction Req. #31 ..... Tab 4
  - F.** Ratification of Construction Contracts (if any)
- 4. BUSINESS ITEMS**
  - A.** Ratification of Subdividers Agreement ..... Tab 5
  - B.** Discussion of Variance Request Response ..... Tab 6
  - C.** Consideration of Tennis/Pickleball Programs Proposal..... Tab 7
  - D.** Consideration of Security Camera Proposals ..... Tab 8
  - E.** Consideration of Irrigation Services Proposal ..... Tab 9
  - F.** Consideration of Aquatic Services Proposal ..... Tab 10
  - G.** Consideration of Mailbox Proposal..... Tab 11
  - H.** Discussion of Facilities Usage Fee Agreement..... Tab 12
  - I.** Consideration of Management Agreement..... Tab 13
  - J.** Presentation of FY 2019-2020 Proposed Budget..... Tab 14
    - i.** Consideration of Resolution 2019-05, Approving  
Proposed Budget for FY 2019-2020 ..... Tab 15
- 5. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
  - C.** Clubhouse Manager..... Tab 16
  - 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, March 14, 2019 at 9:01 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	<b>Chair</b> <i>(joined the meeting in progress)</i>
Aaron Baker	<b>Vice Chair</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>
Lynda McMorrow	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Grant Phillips	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Joseph Roethke	<b>Regional District Manager; Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel; Erin McCormick Law</b>
John Toborg	<b>Sr. Field Services Manager; RASI</b>
Barry Mazzoni	<b>Clubhouse Manager</b>
Gail Hutt	<b>Ballenger &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Phillips 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' Meeting  
Held January 10, 2019**

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the minutes of the regular meeting held on January 10, 2019 for the Waterset Central Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for November 2018, December 2018, and January 2019**

Mr. Phillips presented the Operations & Maintenance expenditures for November 2018, December 2018, and January 2019 to the Board for ratification. Brief discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2018 (\$39,122.63), December 2019 (\$26,209.85), and January 2019 (\$37,282.02) for the Waterset Central Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2018 Construction Requisitions**

Mr. Phillips presented Series 2018 construction requisitions 27–30 to the Board for ratification.

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board ratified the Series 2018 construction requisitions 27–30 for the Waterset Central Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-03, Designating Assistant Secretary**

Mr. Phillips presented Resolution 2019-03 to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board adopted Resolution 2019-03, Designating Assistant Secretary, for the Waterset Central Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Board Supervisor Resignation**

71 Mr. Phillips presented the resignation of Board supervisor Maja Barnat to the Board  
72 for consideration.  
73  
74

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board of Supervisors accepted the resignation of Board supervisor Maja Barnat for the Waterset Central Community Development District.

75  
76 **EIGHTH ORDER OF BUSINESS**

**Consideration of Subdivider's Agreement**

77  
78 Ms. McCormick presented the Waterset Phase 4B South subdivider's agreement to  
79 the Board for consideration and reviewed the document for the Board.  
80  
81

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board accepted the Waterset Phase 4B South subdivider's agreement for the Waterset Central Community Development District.

82  
83 **NINTH ORDER OF BUSINESS**

**Consideration of Authorizing Agent Agreement**

84  
85 Ms. McCormick presented the authorizing agent agreement to the Board for  
86 consideration. She reviewed the document for the Board and addressed and answered the  
87 Board's general questions.  
88  
89

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board adopted Resolution 2019-03, Designating Assistant Secretary, for the Waterset Central Community Development District.

90  
91 **TENTH ORDER OF BUSINESS**

**Consideration of Irrigation Maintenance Proposals**

92  
93 Mr. Phillips presented irrigation maintenance proposals from Ballenger & Company  
94 to the Board for consideration. Discussion ensued.  
95  
96

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the irrigation proposal from Ballenger & Company, Inc. contingent upon the removal of irrigation services from LMP's contract and authorized the Board Chair to execute the contract with Ballenger and the LMP change order for the Waterset Central Community Development District.

(Mr. Stevens joined the meeting in progress at 9:21 AM.)

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Modification to  
Amenities Policies**

Ms. McCormick presented to the Board for consideration an amenities policies modification, regarding an events reservations discrepancy, and reviewed the item for the Board. Discussion ensued. Ms. McCormick addressed and answered the Board's questions.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved a modification to the amenities policies regarding events reservations for the Waterset Central Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Appointment  
of Board Supervisor**

Mr. Phillips presented the topic to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board appointed Pam Parisi to fill the supervisor seat resigned by Maja Barnat for the Waterset Central Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution  
2019-04, Designating Officers**

Mr. Phillips presented Resolution 2019-04 to the Board for consideration. The Board agreed that Mr. Stevens and Mr. Baker would continue as chair and vice chair, respectively, and the remainder of the Board along with Mr. Phillips would serve as assistant secretaries.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2019-04, Designating Officers, for the Waterset Central Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. McCormick advised of an upcoming petition to contract District boundaries to be considered by the courts. She also spoke about House and Senate bills defining participation and the right to speak. Discussion ensued. It

was also noted that a form will need to be sent to vendor “Girls With Confidence” for both Waterset North and Waterset Central CDDs.

**B. District Engineer**

Not present; no report.

**C. Clubhouse Manager**

Mr. Mazzoni presented the clubhouse manager report and provided an update for the Board. Discussion ensued.

**D. District Manager**

Mr. Phillips stated that the next regular meeting will take place on Thursday, April 11, 2019 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Williams noted that the FY 2019–2020 proposed budget will be considered at the next meeting in May.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board of Supervisors adjourned the meeting at 9:42 AM for the Waterset Central Community Development District.

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

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

## **Tab 2**

# **Waterset Central Community Development District**

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

## **Operations and Maintenance Expenditures February 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2019 through February 28, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,603.30**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



**Waterset Central Community Development District**  
**Paid Operation & Maintenance Expenditures**  
February 1, 2019 Through February 28, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics Inc	001168	86519	Adjusted Back Door to Fitness Room to Close Properly 01/19	\$ 267.75
BOCC	001183	7687161865 01/19	7281 Paradiso Avenue 01/19	\$ 378.73
Castle Management, LLC	001169	PREIM01-18-19-198	Payroll Pay Period 12/29/18-01/11/19	\$ 2,005.55
Castle Management, LLC	001179	PREIM02-01-19-202	Payroll Pay Period 01/12/19-01/25/19	\$ 1,819.91
FitRev	001184	17934	Replaced End Cap, Coupling, and Handgrips 02/19	\$ 55.00
Frontier	001185	813-741-0603-061118-5 02/19	Fios Internet 02/19	\$ 481.70
Landscape Maintenance Professionals, Inc.	001170	139663	Pest Control 12/18	\$ 184.00
Landscape Maintenance Professionals, Inc.	001180	140825	Monthly Ground Maintenance 02/19	\$ 2,805.00
Landscape Maintenance Professionals, Inc.	001180	141110	Pest Control 01/19	\$ 175.00
Municipal Asset Management, Inc.	001171	0617114	Lease Payment on Fitness Equip 01/19	\$ 1,323.91
Nvirotect Pest Control Services	001181	170302	Monthly Pest Control #12545 02/19	\$ 85.00
Republic Services	001172	0696-000781290	(1) Waste & (1) Recycle Container Service 02/19	\$ 168.40
Rizzetta & Company, Inc.	001173	INV0000037929	District Management Fees 02/19	\$ 3,850.00
Rizzetta Technology Services	001174	INV0000004062	Email & Website Hosting Services 02/19	\$ 175.00
Staples Advantage	001176	33901176349	Facility Supplies 09/18	\$ 69.93
Staples Advantage	001176	3391260146	Facility Supplies 09/18	\$ (31.28)
Staples Advantage	001176	3391260147	Facility Supplies 09/18	\$ (9.49)
Staples Advantage	001176	3391260148	Facility Supplies 09/18	\$ (13.80)
Staples Advantage	001176	3391260149	Facility Supplies 09/18	\$ (20.26)
Staples Advantage	001176	3395391550	Facility Supplies 11/18	\$ 65.90
Suncoast Pool Service	001182	5094	Swimming Pool Service 02/19	\$ 1,850.00
TECO	001177	221003491596 01/19	7281 Paradiso Drive 01/19	\$ 2,568.38
TECO	001177	221003734730 01/19	7281 Paradiso Drive Pool Heater 01/19	\$ 639.48
TECO	001177	221004023737 01/19	7281 Paradiso Drive Pool Heater 01/19	\$ 35.64
Waterset Central CDD	CD008	CD008	Debit Card Replenishment	\$ 856.96
Waterset North CDD	001186	OMR0119-1	Security Services Cost Share 20% 01/19	\$ 1,502.06
Waterset North CDD	001175	OMR1218-1	Security Services Cost Share 20% 12/18	\$ 1,314.83
<b>Report Total</b>				<b>\$ 22,603.30</b>



# ACCURATE ELECTRONICS, INC.

9225 Ulmerton Road Suite 410 Largo, Florida 33771

PINELLAS (727) 533-0295 • HILLSB. (813) 983-9131  
SARASOTA (941) 952-1088 • FORT MYERS (239) 332-8700  
ORLANDO (407) 203-2620  
FAX FOR ALL LOCATIONS: (727) 518-1995

BILL TO:

WATERSET CENTRAL CDD  
C/O AMANDA KING  
5844 OLD PASCO RD., STE. 100  
WESLEY CHAPEL, FL 33544

## INVOICE

DATE

INVOICE #

1/21/2019

86519

SHIP TO:

WATERSET CENTRAL CDD  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

P.O. NUMBER		TERMS	REP	W.O. / CONTRACT	TECHNICIAN
KIM MORRIS		Net 30	HF	100008879	HASSAN
QUANTITY	DESCRIPTION			PRICE EACH	AMOUNT
1   <					

RECEIVED  
JAN 29 2019  
BY: \_\_\_\_\_





Hillsborough  
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/06/2019	02/27/2019

**Summary of Account Charges**

Previous Balance	\$927.92
Net Payments - Thank You	(\$927.92)
Total Account Charges	\$378.73

<b>AMOUNT DUE</b>	<b>\$378.73</b>
-------------------	-----------------

**Important Message**

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

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

FEB 25 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 2-25-2019

Date entered FEB 25 2019

Fund 001 GL 53600 OC 4301=334.99

Check # 001 53600 4310=43.74



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](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

7.003

DUE DATE	02/27/2019
AMOUNT DUE	\$378.73
AMOUNT PAID	

0076871618658

00000378737



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/06/2019	02/27/2019

Service Address: 5910 COVINGTON GARDEN DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074215	01/18/2019	0	01/29/2019	52	5200	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$4.67
<b>Total Service Address Charges</b>	<b>\$4.67</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/06/2019	02/27/2019

Service Address: 7301 PARADISO DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074213	01/08/2019	0	01/29/2019	0	0	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$4.10
<b>Total Service Address Charges</b>	<b>\$4.10</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/06/2019	02/27/2019

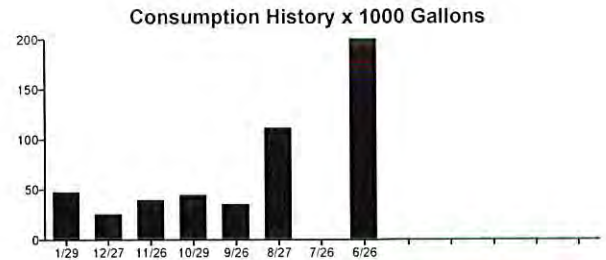
Service Address: 7281 PARADISO AVE

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	12/27/2018	1679	01/29/2019	1715	3600	ACTUAL	WATER
37156910	12/27/2018	3088	01/29/2019	3531	44300	ACTUAL	WATER
60998080	12/27/2018	26234	01/29/2019	28668	243400	ACTUAL	RECLAIM

**Service Address Charges**

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$140.35
Water Base Charge	\$37.41
Water Usage Charge	\$67.08
Sewer Base Charge	\$69.80
Sewer Usage Charge	\$16.20
Reclaimed Water Usage Charge	\$30.87
<b>Total Service Address Charges</b>	<b>\$365.86</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/06/2019	02/27/2019

Service Address: 7306 GOLDEN SKY CT

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54492026	01/09/2019	0	01/28/2019	0	0	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$4.10
<b>Total Service Address Charges</b>	<b>\$4.10</b>





# Castle Management, LLC

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

Document No. : PREIM01-18-19-198

Document Date : 1/18/2019

Date Printed : 1/28/2019

Unparalleled Property Services

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

Address:

PAY PERIOD 12/29/18-01/11/19

Name	Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Caley Chevalier, Ann		REG	20.00	\$280.00	26.00%	352.80
ADMINA						
Kanafani, Banan		REG	43.25	\$475.75	36.00%	647.02
CLUBAT						
Mallard, Scott		REG	8.00	\$104.00	36.00%	141.44
MAINT						
Schenk, Katelyn		PTO	8.00	\$104.00	36.00%	141.44
CLUBAT						
Schenk, Katelyn		REG	8.00	\$104.00	36.00%	141.44
CLUBAT						
Mazzoni, Barry		HOL2	1.60	\$46.14	26.00%	58.14
PRMGR						
Mazzoni, Barry		REG2	14.40	\$415.29	26.00%	523.27
PRMGR						

**Report Totals:**

Billing: 2,005.55  
Total Sales Tax:  
Balance Due: **2,005.55**

Date Rec'd Rizzetta & Co., Inc. **JAN 29 2019**

D/M approval Grant Phillips Date **2-4-2019**

Date entered **JAN 31 2019**

Fund **001** GL **57200** OC **3305**

Classified



# Castle Management, LLC

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

Document No. : PREIM02-01-19-202

Document Date : 1/31/2019

Date Printed : 2/7/2019

Unparalleled Property Services

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

Address:

**PAY PERIOD 01/12/19-01/25/19**

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Caley Chevalier, Ann ADMINA	REG	20.00	\$280.00	26.00%	352.80
Kanafani, Banan CLUBAT	REG	49.75	\$547.25	36.00%	744.26
Mallard, Scott MAINT	REG	8.00	\$104.00	36.00%	141.44
Mazzoni, Barry PRMGR	REG2	14.40	\$415.29	26.00%	523.27
Mazzoni, Barry PRMGR	PTO2	1.60	\$46.14	26.00%	58.14

**Report Totals:**

**Billing:** 1,819.91  
**Total Sales Tax:**  
**Balance Due:** 1,819.91  
=====

Date Rec'd Rizzetta & Co., Inc. **FEB 14 2019**

D/M approval Grant Phillips Date 2-19-2019

Date entered **FEB 19 2019**

Fund 001 GL 5720000 3305

Check # \_\_\_\_\_



4424 N. Lois Avenue  
Tampa, FL 33614  
Ofc: 813-870-2966  
Fax: 813-870-2896

# Invoice

Date	Invoice #
2/6/2019	17934

Bill To
Waterset Central CDD Barry & Kim 7281 Paradiso Drive Apollo Beach FL 33572

Ship To
Waterset Central CDD Barry & Kim 7281 Paradiso Drive Apollo Beach, FL 33572

P.O. No.	Terms	Rep
so 16419	Net 15	AE

Item	Description	Qty	Rate	Amount
Service	Replaced End Cap & Coupling 8 Screws and 2 Handgrips		55.00	55.00
<p style="text-align: center;">FEB 20 2019</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>2-26-2019</u></p> <p>Date entered <u>FEB 21 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4614</u></p> <p>Check # _____</p>				

		<b>Subtotal</b>	\$55.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$55.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$55.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



RECEIVED  
FEB 20 2019

BY: .....

WATERSET CENTRAL CDD  
**Your Monthly Invoice**

Page 1 of 4

**Account Summary**

**New Charges Due Date**

Billing Date

3/10/19

Account Number

2/14/19

PIN

813-741-0603-061118-5

Previous Balance

6415

Payments Received Thru 2/05/19

479.73

Thank you for your payment!

-479.73

Balance Forward

New Charges

.00

**Total Amount Due**

481.70

**\$481.70**

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

D/M approval ..... Date .....

Date entered FEB 21 2019

Fund 001 GL 57200 OC 4702

Check # .....

**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



# 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](http://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](http://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](http://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.



## CURRENT BILLING SUMMARY

Local Service from 02/14/19 to 03/13/19

813/741-0603.0

Charge

Qty	Description	Charge
<b>Basic Charges</b>		
	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	16.96
	Partial Month Charges-Detailed Below	-5.00
	Federal Excise Tax	.73
	Federal USF Recovery Charge	4.88
	FCA Long Distance - Federal USF Surcharge	3.00
	FL State Communications Services Tax	7.61
	FL State Gross Receipts Tax	3.89
	County Communications Services Tax	8.33
2	FL Telecommunications Relay Service	.20
2	Hillsborough County 911 Surcharge	.80
	<b>Total Basic Charges</b>	<b>175.84</b>
<b>Non Basic Charges</b>		
	Business FiOS Internet 300/300	274.99
	Other Charges-Detailed Below	13.86
	Partial Month Charges-Detailed Below	-159.99
	Federal Excise Tax	.30
	FCA Long Distance - Federal USF Surcharge	1.72
	FL State Communications Services Tax	-.42
	FL State Gross Receipts Tax	-.21
	County Communications Services Tax	-.45
	<b>Total Non Basic Charges</b>	<b>129.80</b>
<b>Video</b>		
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	5.49
	FL Video Communications Service Tax	5.49
	FL State Gross Receipts Tax	2.81
	County Video Communications Services Tax	6.02
	County Sales Tax	1.38
	FL State Sales Tax	3.30
	<b>Total Video</b>	<b>185.55</b>
<b>Toll/Other</b>		
	Other Charges-Detailed Below	4.99
	Partial Month Charges-Detailed Below	-12.00
	FCA Long Distance - Federal USF Surcharge	-1.40
	FL State Communications Services Tax	-.42
	FL State Gross Receipts Tax	-.21
	County Communications Services Tax	-.45
	<b>Total Toll/Other</b>	<b>-9.49</b>

**TOTAL 481.70**

## \*\* ACCOUNT ACTIVITY \*\*

Qty	Description	Order Number	Effective Dates	
1	Business High Speed Internet Fee	AUTOCH	2/14	3.99
1	Regional Sports Fee	AUTOCH	2/14	6.00
1	Frontier Road Work Recovery Surcharge			
		AUTOCH	2/14	1.25
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	2/14	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	2/14	4.99
	<b>813/741-0603</b>	<b>Subtotal</b>		<b>20.54</b>
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	2/14	4.31
	<b>813/741-0604</b>	<b>Subtotal</b>		<b>4.31</b>
<b>Partial Month Charges</b>				
	LD Discount Freedom Bus	PROMOTION	2/14 3/13	-7.00
	CustoDiscount Sol for Bus	PROMOTION	2/14 3/13	-20.00
	Internet Term Credit 1Yr	PROMOTION	2/14 3/13	-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 \$157.16 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.

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@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, 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.







PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
12/28/2018	139663

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          Date Rec'd Rizzetta & Co., Inc. <u>JAN 30 2019</u> D/M approval <u>Grant Phillips</u> Date <u>2-4-2019</u> Date entered <u>JAN 31 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	184.00	184.00
Dec. 2018	Total		\$184.00
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	1/27/2019	Balance Due
			\$0.00
			\$184.00



# Invoice

813-757-6500  
813-757-6501

Date	Invoice #
2/1/2019	140825

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

Property Information

## Services for the month February 2019

Description	Qty	Rate	Amount
<b>Monthly Ground Maintenance</b>  <div style="text-align: right;">JAN 22 2019</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>2-4-2019</u> Date entered <u>JAN 31 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	2,805.00	2,805.00
		<b>Total</b>	<b>\$2,805.00</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	<b>Net 30</b>	<b>3/3/2019</b>	<b>Balance Due</b>
			<b>\$0.00</b>
			<b>\$2,805.00</b>



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
1/31/2019	141110

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest Control  Date Rec'd Rizzetta & Co., Inc. <u>2/8/19</u> D/M approval <u>Grant Phillips</u> Date <u>2-12-2019</u> Date entered <u>FEB 10 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	175.00	175.00
Jan. 2019	Total		\$175.00
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	3/2/2019	Balance Due \$175.00





Landscape  
Maintenance  
Professionals, Inc.

Location: Waterget Central

Date 1-30-19

Veh#

102

Tlr#

TECHNICIAN: Devan Pasciuta

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE: 10:32

HELPER:

DEPART: 1:00

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Incomplete

☒ Complete

OR-I, D, P @ Amity Center Tommy John Plant Fung.  
Southside Clubhouse Also East corner

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>Triple Crown</u>	<u>12</u>			<u>Insect.</u>	<u>T-Pump</u>	
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>MENICURE</u>	<u>12</u>			<u>Fung.</u>	<u>" "</u>	
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
<u>10-32-16</u>	<u>2</u>			<u>FERT.</u>	<u>" "</u>	
<u>10-4-12</u>	<u>16</u>			<u>Tommy John's Plant</u>	<u>" "</u>	
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. # JB136721

COI Lic. # JF159948





Landscape  
Maintenance  
Professionals, Inc.

Location: Waterset Central

Date

11/14/19

Veh#

Tlr#

48

76

TECHNICIAN: Cristobal Delacruz

AIR TEMP

48

WIND SPEED/ DIRECTION

0 mph

PRECIP%

0%

ARRIVE: 7:30

DEPART:

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Incomplete

☐ Complete

Complete. Sprayed fungicide at main club house  
look at map for highlighted areas.

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
Armadillo	8 lbs	2 gal		fungicide	Perma-green	
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
0-0-25	128 oz	1111		liquid fertilizer	Perma-green	
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

Bus. Lic. # JB136721

ISR - Irrigation Service Request

COI Lic. # JF 159948





Landscape  
Maintenance  
Professionals, Inc.

Location: Waterset Central

Date

Veh#

Tlr#

48

96

TECHNICIAN: Cristobal Delacruz

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE: 11 11

HELPER:

11 11

11 11

11

DEPART: 11 11

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Incomplete

☐ Complete

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
Amudal	4125	12 gal		fungicide	Perma-gon	
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
Chango	20oz	11 11		turfweeds	Perma-gon	
HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
0-0-25	6402	11 11		liquid fertilizer	Perma-gon	
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. # JB136721

COI Lic. # JF 159948

# Municipal Asset Management, Inc.

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

# INVOICE

INVOICE NO: 0617114

DATE: 1/15/2019

RECEIVED  
JAN 22 2019  
BY: .....

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

DUE DATE	RENTAL PERIOD
2/18/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
9	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment.  Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>2-4-2019</u> Date entered <u>JAN 31 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>4725</u> Check # _____	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
0617114	2/18/2019	\$1,323.91	<u>1323.91</u>

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





# NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue  
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

## INVOICE

Waterset Central CDD

7821 Paradiso Drive

Apollo Beach FL 33572

Date: 2.13.19

Account Number: 12545

Invoice Number: 170302

Previous Balance: \$0.00

Commercial General Pests \$85.00

Sales Tax: \$0.00

Service Amount: \$85.00

Check /Cash: \_\_\_\_\_

Technician(s): 1221

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input checked="" type="checkbox"/> Office	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest	Treatment
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Advion Ant Bait Station .1%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Advion Ant Gel Bait .05%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Avert Dry Flow Bait .054%
<input type="checkbox"/> Carpenter Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%
<input type="checkbox"/> Crazy Ants	<input type="checkbox"/> Advion Roach Gel Bait .6%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Alpine Aerosol
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Dekko Silver Fish Paks
<input type="checkbox"/> Fleas	<input type="checkbox"/> Delta Dust
<input type="checkbox"/> German Roaches	<input type="checkbox"/> Gentrol Liquid
<input type="checkbox"/> Ghost Ants	<input checked="" type="checkbox"/> Inspection
	<input type="checkbox"/> Maxforce Quantum .03%

Rodent Control	Treatment
<input type="checkbox"/> Mice	<input type="checkbox"/> CM Rat Snap Traps
<input type="checkbox"/> Rats	<input type="checkbox"/> Contrac Blox Rodent Bait
<input type="checkbox"/> _____	<input type="checkbox"/> Final Blox Rodent Bait

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_

FEB 15 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 2-19-2019

Date entered FEB 19 2019

Fund 001 GL 57200 OC 4616

Check # \_\_\_\_\_



PO Box 271647  
Tampa FL 33688-164747

Customer Service (813) 265-0292  
RepublicServices.com/Support

Account Number 3-0696-0036370  
Invoice Number 0696-000781290  
Invoice Date January 17, 2019  
Previous Balance \$169.95  
Payments/Adjustments -\$169.95  
Current Invoice Charges \$168.40

<b>Total Amount Due</b> <b>\$168.40</b>	<b>Payment Due Date</b> <b>February 06, 2019</b>
--	---

#### PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 01/12	1149	-\$169.95

#### CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
<b>Waterset Central Cdd 7281 Paradiso Drive PO joe roethke</b>				
<b>Apollo Beach, FL Contract: 9696002 (C1)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
<b>Disposal:SOUTH CO - CLASS 1</b>				
Pickup Service 02/01-02/28			\$82.00	\$82.00
<b>1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks</b>				
Disposal:METRO: SINGLE STREAM-FEL			\$40.00	\$40.00
Recycling Service 02/01-02/28				
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$40.45
<b>CURRENT INVOICE CHARGES</b>				<b>\$168.40</b>

RECEIVED  
JAN 24 2019  
BY: .....

Date Rec'd Rizzetta & Co., Inc. JAN 24 2019

D/M approval Grant Phillips Date 1-28-2019

Date entered JAN 28 2019

Fund 001 GL 53400 OC 4305

Check #                      **Electronics Recycling with BlueGuard™**

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit [RepublicServices.com/Electronics](http://RepublicServices.com/Electronics)



PO Box 271647  
Tampa FL 33688-164747

Please Return This  
Portion With Payment

**Total Enclosed**

Address Service Requested

L2RCACDTK9 001063



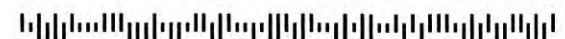
WATERSET CENTRAL CDD  
JOE ROETHKE  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544-4010

<b>Total Amount Due</b>	<b>\$168.40</b>
<b>Payment Due Date</b>	<b>February 06, 2019</b>
<b>Account Number</b>	<b>3-0696-0036370</b>
<b>Invoice Number</b>	<b>0696-000781290</b>



FOR DEPOSIT ONLY  
Check, Bill and Electronic Payment

Make Checks Payable To:



REPUBLIC SERVICES #696  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

30696003637000000007812900000168400000168406

L2RCACDTK9 001063 1NNNNNNNN NNN NNN 001 001 002129 21042343 1



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

# Invoice

Date	Invoice #
2/1/2019	INV0000037929

## Bill To:

Waterset Central CDD  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

Services for the month of		Terms		Client Number	
February		Upon Receipt		00168	
Description		Qty	Rate	Amount	
District Management Services	51300	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
<div>JAN 24 2019</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. _____</div> <div>D/M approval <u>Grant Phillips</u> Date <u>2-4-2019</u></div> <div>Date entered <u>JAN 31 2019</u></div> <div>Fund <u>See above</u> GL _____ OC _____</div> <div>Check # _____</div>					
		Subtotal		\$3,850.00	
		Total		\$3,850.00	

**Rizzetta Technology Services**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
2/1/2019	INV0000004062

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of		Terms	Client Number
February		Net 20	00168
Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div>JAN 25 2019</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. _____</div> <div>D/M approval <u>Grant Phillips</u> Date <u>2-4-2019</u></div> <div>Date entered <u>JAN 31 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>			
Subtotal			\$175.00
Total			\$175.00

# STAPLES

Business Advantage

## INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/15/18	TA10201388	8051410751
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
10/15/18	Net 30 Days	\$ 1,088.74

Staples Business Advantage

WATERSET CDD  
7012 SAIL VIEW LANE  
APOLLO BEACH, FL 33572

WATERSET CENTRAL  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

Bill to Account: AT@B90582

Ship to Account:

Budget Ctr:  
P O Number:  
Ordered By: KIM MORALES

Invoice Number: 3390176349  
Order: 7204529598-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	1964965	SPARKLE PAPER TOWLS GIANT ROLL	2.00	2.00	\$ 25.00	\$ 50.00
2	364786	24X23 BLK .35MIL 500CT LOWD	5.00	5.00	\$ 13.69	\$ 68.45
4	031307	BIC ROUNDSTIC BP MED BLUE 60	2.00	2.00	\$ 4.00	\$ 8.00
5	2620668	DSNFCT WIPES LEMON 75/PK - 6CT	1.00	1.00	\$ 24.29	\$ 24.29
6	673758	METHOD APC SPRAY LAVENDER 28OZ	1.00	1.00	\$ 3.00	\$ 3.00
7	821618	PPR TISSUE BATH 2PLY WHITE 605	1.00	1.00	\$ 37.00	\$ 37.00
8	806638	FLDR 2 POCKET UNLAMINATE	3.00	3.00	\$ 6.59	\$ 19.77
9	1438813	EVERBREEZE REFILL LAVDR 6PK	1.00	1.00	\$ 33.94	\$ 33.94
Tax: \$ 17.11						Subtotal: \$ 244.45
						Total: \$ 261.56

69.93 Due

FEB - 4 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 2-12-2019

Date entered FEB 12 2019

Fund 001 GL 57200 OC 4619

Check # \_\_\_\_\_



# STAPLES

Business Advantage

## INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/28/18	TA10201388	
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
9/28/18	Net 30 Days	\$ 0.00

Staples Business Advantage

WATERSET CDD  
7012 SAIL VIEW LANE  
APOLLO BEACH, FL 33572

WATERSET CENTRAL  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

Bill to Account: AT@B90582

Ship to Account:

Budget Ctr:  
P O Number:  
Ordered By: KIM MORALES

Invoice Number: 3391260146  
Order: 7203167919-002-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	999999	TAX REFUND	1.00	1.00	\$ 0.00	\$ 0.00
Tax: -\$ 31.28						Subtotal: \$ 0.00
						Total: -\$ 31.28

Date Rec'd Rizzetta & Co., Inc. **FEB - 4 2019**

D/M approval Grant Phillips Date 2-12-2019

Date entered **FEB 12 2019**

Fund 001 GL 57200 OC 4619

Check # \_\_\_\_\_

# STAPLES

Business Advantage

## INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/28/18	TA10201388	
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
9/28/18	Net 30 Days	\$ 0.00

Staples Business Advantage

WATERSET CDD  
7012 SAIL VIEW LANE  
APOLLO BEACH, FL 33572

WATERSET CENTRAL  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

Bill to Account: AT@B90582

Ship to Account:

Budget Ctr:  
P O Number:  
Ordered By: KIM MORALES

Invoice Number: 3391260147  
Order: 7203327444-001-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
3	999999	TAX REFUND	1.00	1.00	\$ 0.00	\$ 0.00
Tax: -\$ 9.49						Subtotal: \$ 0.00
						Total: -\$ 9.49

Date Rec'd Rizzetta & Co., Inc. FEB - 4 2019  
D/M approval Grant Phillips Date 2-12-2019  
Date entered FEB 12 2019  
Fund 001 GL 57200 OC 4619  
Check # \_\_\_\_\_

# STAPLES

Business Advantage

## INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/28/18	TA10201388	
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
9/28/18	Net 30 Days	\$ 0.00

Staples Business Advantage

WATERSET CDD  
7012 SAIL VIEW LANE  
APOLLO BEACH, FL 33572

WATERSET CENTRAL  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

Bill to Account: AT@B90582

Ship to Account:

Budget Ctr:  
P O Number:  
Ordered By: KIM MORALES

Invoice Number: 3391260148  
Order: 7203521289-001-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
4	999999	TAX REFUND	1.00	1.00	\$ 0.00	\$ 0.00
Tax: -\$ 13.80						Subtotal: \$ 0.00
						Total: -\$ 13.80

Date Rec'd Rizzetta & Co., Inc. **FEB - 4 2019**  
D/M approval Grant Phillips Date 2-12-2019  
Date entered FEB 12 2019  
Fund 001 GL 57200 OC 4619  
Check # \_\_\_\_\_

# STAPLES

Business Advantage

## INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/28/18	TA10201388	
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
9/28/18	Net 30 Days	\$ 0.00

Staples Business Advantage

WATERSET CDD  
7012 SAIL VIEW LANE  
APOLLO BEACH, FL 33572

WATERSET CENTRAL  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

Bill to Account: AT@B90582

Ship to Account:

Budget Ctr:  
P O Number:  
Ordered By: KIM MORALES

Invoice Number: 3391260149  
Order: 7204529598-001-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	999999	TAX REFUND	1.00	1.00	\$ 0.00	\$ 0.00
Tax: -\$ 20.26						Subtotal: \$ 0.00
						Total: -\$ 20.26

Date Rec'd Rizzetta & Co., Inc. **FEB - 4 2019**  
D/M approval Grant Phillips Date 2-12-2019  
Date entered **FEB 12 2019**  
Fund 001 GL 57200 OC 4619  
Check # \_\_\_\_\_



# STAPLES

Business Advantage

## INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
11/3/18	TA10201388	8052031186
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
12/3/18	Net 30 Days	\$ 65.90

Staples Business Advantage

WATERSET CDD  
7012 SAIL VIEW LANE  
APOLLO BEACH, FL 33572

WATERSET CENTRAL  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

Bill to Account: AT@B90582

Ship to Account:

Budget Ctr:  
P O Number:  
Ordered By: KIM MORALES

Invoice Number: 3395391550  
Order: 7207165338-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	806638	FLDR 2 POCKET UNLAMINATE	10.00	10.00	\$ 6.59	\$ 65.90
						Subtotal: \$ 65.90
						Total: \$ 65.90

Date Rec'd Rizzetta & Co., Inc. FEB - 4 2019  
D/M approval Grant Phillips Date 2-12-2019  
Date entered FEB 12 2019  
Fund 001 GL 57200 OC 4619  
Check # \_\_\_\_\_

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
2/4/2019	5094

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

P.O. No.	Terms	Project
Feb 2019	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>2/8/19</u> D/M approval <u>Grant Phillips</u> Date <u>2-12-2019</u> Date entered <u>FEB 10 2019</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.		<b>Total</b>	\$1,850.00

Phone #

(727) 271-1395

RECEIVED  
FEB - 7 2019

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/04/2019

Account: 221003491596

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

BY: .....

Current month's charges:	\$2,568.38
Total amount due:	\$2,568.38
Payment Due By:	02/25/2019

### Your Account Summary

Previous Amount Due	\$2,438.49
Payment(s) Received Since Last Statement	-\$2,438.49
Current Month's Charges	\$2,568.38
<b>Total Amount Due</b>	<b>\$2,568.38</b>

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

D/M approval Grant Phillips Date 2-12-2019

Date entered FEB 12 2019

Fund 001 GL 53100 OC 4301 = 1410.04

Check # 001 53100 4307 = 1158.34



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



## Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit [tampaelectric.com/share](http://tampaelectric.com/share) and [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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:	\$2,568.38
Total amount due:	\$2,568.38
Payment Due By:	02/25/2019

Amount Enclosed \$

636568279037

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



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

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 33631-3318

### 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 amount to cover the cost of providing service to your location.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**Budget Billing** – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business, sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tampaelectric.com](http://tampaelectric.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit [tampaelectric.com](http://tampaelectric.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [tampaelectric.com](http://tampaelectric.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221003491596  
**Statement Date:** 02/04/2019  
**Current month's charges due** 02/25/2019

**RECEIVED**  
FEB - 7 2019

**BY:** .....

### Details of Charges – Service from 01/01/2019 to 01/30/2019

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

Rate Schedule: General Service Demand - Standard

Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	01/30/2019	20,902		9,443		11,459 kWh	1	30 Days
C16057	01/30/2019	18.87		0		18.87 kW	1	30 Days

Basic Service Charge		\$30.24
Demand Charge	19 kW @ \$10.59000/kW	\$201.21
Energy Charge	11,459 kWh @ \$0.01596/kWh	\$182.89
Fuel Charge	11,459 kWh @ \$0.02719/kWh	\$311.57
Capacity Charge	19 kW @ \$0.32000/kW	\$6.08
Energy Conservation Charge	19 kW @ \$1.17000/kW	\$22.23
Environmental Cost Recovery	11,459 kWh @ \$0.00220/kWh	\$25.21
Florida Gross Receipt Tax		\$19.99
<b>Electric Service Cost</b>		<b>\$799.42</b>
State Tax		\$75.55

**Total Electric Cost, Local Fees and Taxes**

**\$874.97**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



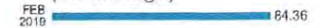
### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



### Details of Charges – Service from 01/01/2019 to 01/30/2019

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

Rate Schedule: General Service - Non Demand

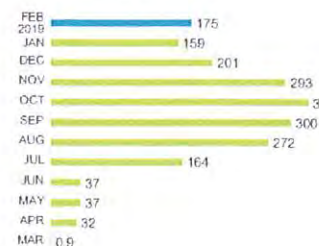
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16276	01/30/2019	8,904		3,652		5,252 kWh	1	30 Days
C16276	01/30/2019	20.16		0		20.16 kW	1	30 Days

## Details of Charges – Service from 01/01/2019 to 01/30/2019 *continued*

Basic Service Charge		\$18.14
Energy Charge	5,252 kWh @ \$0.06011/kWh	\$315.70
Fuel Charge	5,252 kWh @ \$0.02719/kWh	\$142.80
Florida Gross Receipt Tax		\$12.22
<b>Electric Service Cost</b>		<b>\$488.86</b>
State Tax		\$46.21
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$535.07</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Details of Charges – Service from 12/29/2018 to 01/29/2019

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

Rate Schedule: Lighting Service

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	660 kWh @ \$0.02930/kWh	\$19.34
Fixture & Maintenance Charge	28 Fixtures	\$426.36
Lighting Pole / Wire	28 Poles	\$602.84
Lighting Fuel Charge	660 kWh @ \$0.02691/kWh	\$17.76
Florida Gross Receipt Tax		\$0.95
State Tax		\$91.09
<b>Lighting Charges</b>		<b>\$1,158.34</b>

### Total Current Month's Charges

**\$2,568.38**

## 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.

### Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

\*Oil makes up less than 1%

# Register now for help during emergencies

Tampa Electric knows some of our customers have special needs which can be aided through local governmental agencies. Such needs could be caused by a community-wide emergency. Each county we serve allows its residents to pre-register with a local response team that provides aid to persons who require special assistance during evacuations and sheltering because of disabilities.

For more information, please call the special-needs registry in your area:

**(813) 307-8063** (Hillsborough County)

**(727) 847-2411** (Pasco County)

**(863) 298-7027** (Polk County)

**(727) 464-3800** (Pinellas County)

Make staying safe in emergencies a top priority.

## Medical Watch

Tampa Electric's Medical Watch program identifies residential customers who use electrically powered, life-sustaining equipment.

The objective of the Medical Watch program is to encourage customers to notify Tampa Electric of their situations so that special procedures can be implemented when:

- Disconnection of customer electric service is required in response to electric bill non-payment;
- Planned service interruptions must occur for power line equipment maintenance.

To qualify, the patient residing at the customer of record's address must:

- Be dependent upon electrically powered medical equipment to sustain life;
- Be certified as eligible by his or her Florida-licensed attending physician.

Participation in the Medical Watch program does not provide priority restoration. The program does not automatically extend service payment options nor does it guarantee uninterrupted electric service.

**Note:** Customers are solely responsible for any backup equipment or power supply. Tampa Electric recommends that customers have a well-planned course of action in the event of a power outage or interruption of service.

Call Tampa Electric to apply for participation in the Medical Watch program:

**(813) 225-5051** (Hillsborough County)

**(863) 298-6051** (Polk County)

**1-888-223-0800** (All other counties and out-of-state)







RECEIVED  
FEB - 7 2019

## ACCOUNT INVOICE

peoplesgas.com



BY: .....

Statement Date: 02/04/2019  
Account: 221003734730

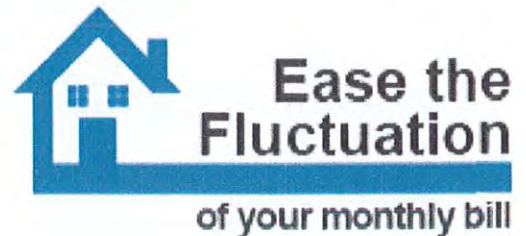
WATERSET CENTRAL CDD POOL HEATERS  
7281 PARADISO DR  
APOLLO BEACH, FL 33572



Current month's charges:	\$641.22
Total amount due:	\$639.48
Payment Due By:	02/25/2019

### Your Account Summary

Previous Amount Due	\$536.27
Payment(s) Received Since Last Statement	-\$536.27
Miscellaneous Credits	-\$1.74
Credit balance after payments and credits	-\$1.74
<b>Current Month's Charges</b>	<b>\$641.22</b>
<b>Total Amount Due</b>	<b>\$639.48</b>



Sign up for Budget Billing today!

Learn more at  
[peoplesgas.com/budgetforbusiness](http://peoplesgas.com/budgetforbusiness)

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

D/M approval Grant Phillips Date 2-12-2019

Date entered FEB 12 2019

Fund 001 GL 53200 OC 4301

Check #

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



## Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit [tampaelectric.com/share](http://tampaelectric.com/share) and [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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:	\$641.22
Total amount due:	\$639.48
Payment Due By:	02/25/2019
Amount Enclosed	\$

641506548389

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

6415065483892210037347300000000639483





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** - British thermal unit - a unit of heat measurement.

**Budget Billing** - Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** - Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance, 2) The gas supplier does not own or maintain the customer's buried piping, 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** - This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** - A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** - Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** - If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** - A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** - A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

For more information, visit [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.

# ACCOUNT INVOICE



Account: 221003734730  
Statement Date: 02/04/2019  
Current month's charges due 02/25/2019

**RECEIVED**  
FEB - 7 2019

BY: .....



## Details of Current Month's Charges – Service from - 12/29/2018 to 01/30/2019

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	01/30/2019	3,247		1,776		1,471 CCF		1.042		1.1168	1,711.8 Therms	33 Days

Customer Charge										\$33.26	
Distribution Charge				1,711.8 THMS @ \$0.30790						\$527.06	
Swing Service Charge				1,711.8 THMS @ \$0.02080						\$35.61	
Florida Gross Receipts Tax										\$45.29	

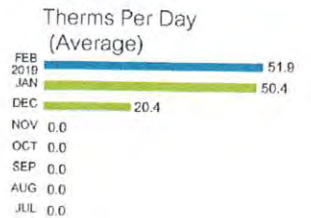
**Natural Gas Service Cost**

**\$641.22**

**Total Current Month's Charges**

**\$641.22**

### Peoples Gas Usage History



### Miscellaneous Credits

Credit Miscellaneous Adjust - \$1.74

**Total Current Month's Credits**

**-\$1.74**



# Register now for help during emergencies

Peoples Gas knows some of our customers have special needs which can be aided through local governmental agencies. Such needs could be caused by a community-wide emergency. Each county we serve allows its residents to pre-register with a local response team that provides aid to persons who require special assistance during evacuations and sheltering because of disabilities.

For more information, please call the special-needs registry in your county.

Make staying safe in emergencies a top priority.

## Medical Watch

The Peoples Gas Medical Watch program identifies residential customers who use natural gas supplied, life-sustaining equipment.

The objective of the Medical Watch program is to encourage customers to notify Peoples Gas of their situations so that special procedures can be implemented when:

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- Planned service interruptions must occur for natural gas equipment maintenance.

To qualify, the patient residing at the customer of record's address must:

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Participation in the Medical Watch program does not provide priority restoration. The program does not

automatically extend service payment options nor does it guarantee uninterrupted natural gas service.

**Note:** Customers are solely responsible for any backup equipment. Peoples Gas recommends that customers have a well-planned course of action in the event of an interruption of natural gas service.

Call Peoples Gas to apply for participation in the Medical Watch program:

**(813) 225-5051** (Hillsborough County)

**(863) 298-6051** (Polk County)

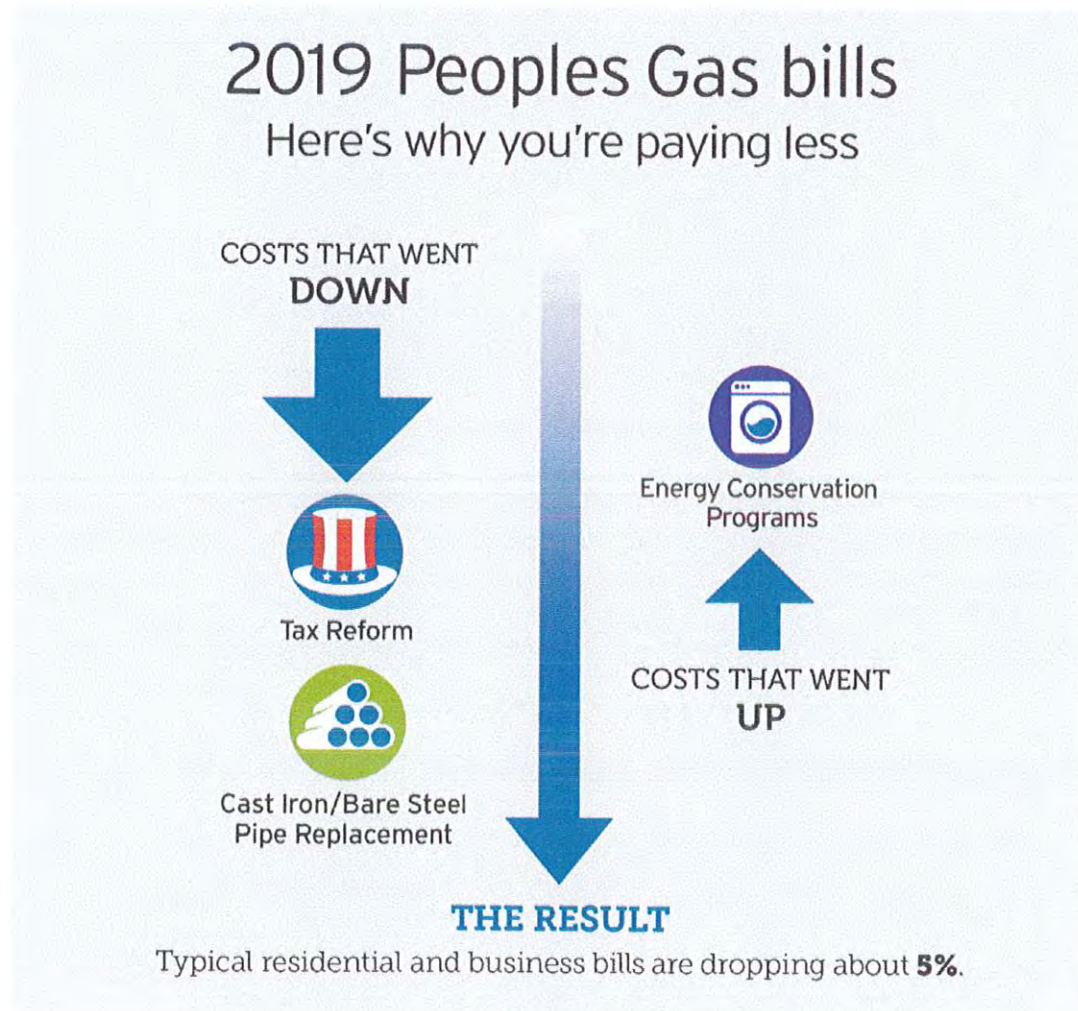
**1-888-223-0800** (All other counties and out-of-state)



# Did you notice you're paying less for your natural gas service?



00000039-0000409-Page 19 of 20



Since January, your bill is reflecting new, lower rates. The typical Peoples Gas residential and business bills are about 5 percent lower than 2018. The decrease, approved by the Florida Public Service Commission, is a result of the benefits from the previously approved tax reform that caused the customer charge and base rates to go down. Also decreasing in 2019 is the charge for cast iron/bare steel pipe replacement. Costs going up are charges for conservation programs. Overall, Peoples Gas bills have decreased and remain a great value.

## More about your bill

If you are interested in more details about the components of your bill, please refer to the Understanding Your Charges information page on the back of your bill.

Visit [tecoaccount.com](https://tecoaccount.com) to view your bill online.

## We're here for you

Want to learn more about your natural gas rates or our rebates, programs and services?

Please visit us at [peoplesgas.com](https://peoplesgas.com) or call us at **877 TECO PGS (877-832-6747)** to speak with a representative.





RECEIVED  
FEB - 7 2019

BY: .....

## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 02/04/2019

Account: 221004023737

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

Current month's charges:	\$37.38
Total amount due:	\$35.64
Payment Due By:	02/25/2019

### Your Account Summary

Previous Amount Due	\$37.65
Payment(s) Received Since Last Statement	-\$37.65
Miscellaneous Credits	-\$1.74
Credit balance after payments and credits	-\$1.74
Current Month's Charges	\$37.38
<b>Total Amount Due</b>	<b>\$35.64</b>

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

D/M approval Grant Phillips Date 2-12-2019

Date entered FEB 12 2019

Fund 001 GL 53200 OC 4301

Check # .....

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



Ease the  
Fluctuation  
of your monthly bill

Sign up for Budget Billing today!

Learn more at  
[peoplesgas.com/budgetforbusiness](http://peoplesgas.com/budgetforbusiness)

Share

I helped a  
neighbor in  
need!

### Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit [tampaelectric.com/share](http://tampaelectric.com/share) and [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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:	\$37.38
Total amount due:	\$35.64
Payment Due By:	02/25/2019
Amount Enclosed	\$

637802847931

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

6378028479312210040237370000000035640





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

**Late Payment Charge** – The late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** – A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.



Account: 221004023737  
Statement Date: 02/04/2019  
Current month's charges due 02/25/2019

BY: .....



**Details of Current Month's Charges – Service from - 12/29/2018 to 01/30/2019**

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

Rate Schedule: General Service 1 (GS1)

Meter Location: Water Heaters

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
SHI14676	01/30/2019	3		2		1 CCF		1.042		1.0000	1.0 Therms	33 Days

Customer Charge										\$33.26	
Distribution Charge						1.0 THMS @ \$0.30790				\$0.31	
PGA						1.0 THMS @ \$0.84995				\$0.85	
Florida Gross Receipts Tax										\$0.03	
<b>Natural Gas Service Cost</b>										<b>\$34.45</b>	
State Tax										\$2.93	

**Total Natural Gas Cost, Local Fees and Taxes**

**\$37.38**

**Total Current Month's Charges**

**\$37.38**

**Peoples Gas Usage History**

Therms Per Day  
(Average)

FEB 2019	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0

**Miscellaneous Credits**

Credit Miscellaneous Adjust

-\$1.74

**Total Current Month's Credits**

**-\$1.74**

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**1-888-223-0800** (All other counties and out-of-state)

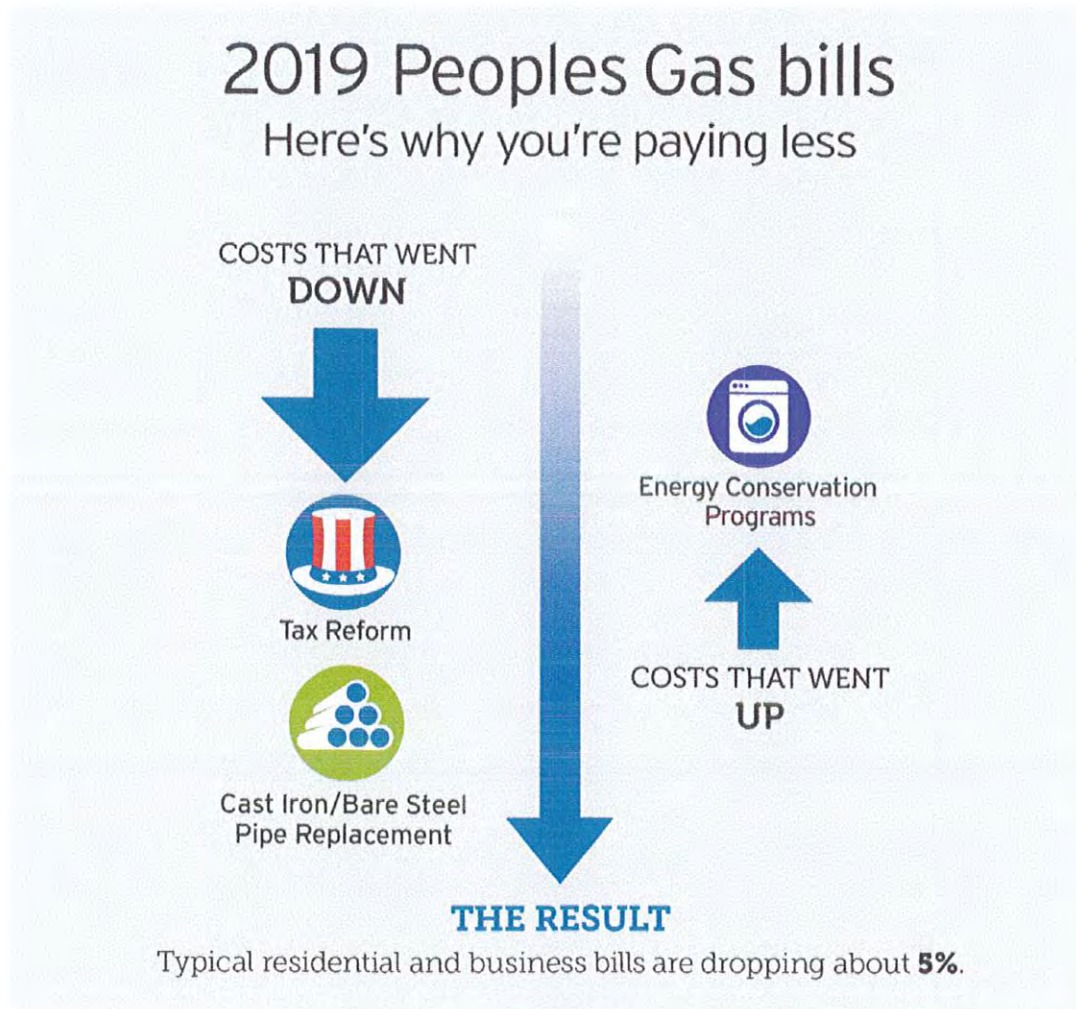




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00000035-0000406-Page 13 of 20



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

Limit \$1,500.00  
January 2019

2/7/2019

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

*Attach all receipts to this form.*

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Maintenance & Repairs	Office Supplies	Misc Contingency
				001-57200- 4619	001-57200- 4701	001-57200- 5101	001-57900-6404
Date	Vendor Name	Description	Amount				
01/14/19	Sam's Club	Office Refrigerator	(109.98)	(109.98)			
01/16/19	First Sign Corp	BOS Meeting Signs	(305.17)				(305.17)
01/16/19	Lowes	Command Hooks, Brushes	(41.84)		(41.84)		
01/17/19	Sam's Club	Computer Headphones	(9.88)			(9.88)	
01/21/19	US Safety Supply	5 Gal Gas Can	(234.39)		(234.39)		
01/21/19	Lowes	Maintenance Supplies	(21.45)		(21.45)		
1/22/2019	Sam's Club	Office Supplies, Bleach	(45.79)		(10.67)	(35.12)	
1/28/2019	Sam's Club	First Aid Kit, Supplies	(34.96)			(34.96)	
1/29/2019	Lowes	Outdoor Cleaner, Screw for Table	(21.26)		(21.26)		
2/1/2019	Shell	Gas for Pressure Washer	(11.80)		(11.80)		
2/1/2019	Lowes	Maintenance Supplies	(20.44)		(20.44)		
	<b>TOTAL</b>	001-10102	<b>(856.96)</b>	<b>(109.98)</b>	<b>(361.85)</b>	<b>(79.96)</b>	<b>(305.17)</b>

DM Approval:

*Grant Phillips*

Date:

2-7-2019



Waterset *Central* CDD

### Clubhouse Debit Card

Date: 1-14-19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4619	\$109.98
Receipt Total		\$109.98

Description of purchase: Fridge for -  
OFFICE



CLUB MANAGER LEE GALLIGHER  
( 813 ) 371 - 2394  
01/14/19 12:30 0056 04801 012 1369

WATERSET

810322 COMP FRIDGE 109.98 E  
SUBTOTAL 109.98  
TOTAL 109.98  
DEBIT TEND 109.98  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
109.98 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0090 APPR CODE 841203

DEBIT  
AID A0000000042203  
TC C2CF15315264AF8F  
\*Pin Verified  
TERMINAL # SC011065

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 1

TC# 6300 8616 8886 6798 7407 9



Happy to Help



Waterset *Central* CDD

**Clubhouse Debit Card**

Date: 1/16/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57900-6404	\$ 305.17
Receipt Total		\$ 305.17

Description of purchase: \_\_\_\_\_

BOD Meeting signs (x2)  
for monthly CDD meetings

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**f** (<https://www.facebook.com/FirstSignCorp>)   
(<http://www.youtube.com/c/Firstsign>)**in**  
<https://www.linkedin.com/company/first-sign-corp>)



## Order Summary 2657

*Central*

Thank you for your order. We appreciate your business and hope you have a wonderful day.

**Order # 2657 Placed Wednesday, January 16, 2019**

Order Status:

### **Approved, Pending Shipping**

Payment has been received for this order.

**Click here for a printable copy of your invoice. ([OrderInvoice.aspx?orderID=2657](#))**

Payment Information

PayPal Express Checkout

transaction id: 9LC03334F9254125G

amount: \$305.17

Barry Mazzoni  
Waterset Central CDD  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States  
813-677-2114  
Clubhouse open till 6pm daily

#### Shipping Address

Barry Mazzoni  
Waterset Central CDD  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States  
813-677-2114  
Clubhouse open till 6pm daily

#### Shipping Details

UPS Ground

#### Order Details

SKU	Description	Qty	Shipped	Price	Total
-----	-------------	-----	---------	-------	-------



SKU	Description	Qty	Shipped	Price	Total
DEMB Meeting2sBk	Condo or HOA Meeting Sign with Frame - Dry Erase Choose 1 side or 2 : Copy on 2 sides COLOR: Standard black copy Enter line 1 Name of Community: WATERSET Enter your copy for Line 2: CDD MEETING	2	0	\$126.00	\$252.00

Subtotal \$252.00

Shipping \$25.53

Handling \$10.00

Tax \$17.64

Total \$305.17

**Brighter signs make your community safer!**

#### Contact Us

P: (Phone Number) 954-972-7222

E: (Email Address) [sales@firstsign.com](mailto:sales@firstsign.com) (mailto:sales@firstsign.com)

2085 N. Powerline Rd.

Suite 1

Pompano Beach, Florida 33069

#### Store Info

---

[Home \(/store/default.aspx\)](/store/default.aspx)

[Traffic Signs \(/c/22-Traffic-Regulatory-Signs.aspx\)](/c/22-Traffic-Regulatory-Signs.aspx)

[About First Sign \(/pg/7-About-Us.aspx\)](/pg/7-About-Us.aspx)

[Photos \(/photos.aspx\)](/photos.aspx)

[FAQ \(/f-a-q-products-and-capability.aspx\)](/f-a-q-products-and-capability.aspx)

[Contact Us \(/store/Contact-Us\)](/store/Contact-Us)



[My Cart \(/store/shopcart.aspx\)](/store/shopcart.aspx)


[Blog \(/blog\)](/blog)

[Privacy Policy \(/pg/6-Our-Privacy-Policy.aspx\)](/pg/6-Our-Privacy-Policy.aspx)

[Return Policy \(/shipping-and-return-policy.aspx\)](/shipping-and-return-policy.aspx)

Get to know us!

 (<https://www.facebook.com/FirstSignCorp>) 

([https://twitter.com/info\\_FirstSign](https://twitter.com/info_FirstSign)) 

(<http://www.youtube.com/c/Firstsign>) 

(<https://plus.google.com/b/108423153763137077479/+Firstsign>)

We Accept

© 2019 First Sign

Ecommerce software by AmeriCommerce (<http://www.amercommerce.com>)

Central  
Waterset North CDD

Clubhouse Debit Card

Date: 1/16/19

Completed By: B. MAZZONI

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	641.84
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		641.84

Description of purchase:

COMMAND HOOKS / ~~BRUSHES~~  
Brushes for exterior  
of Clubhouse



LOWE'S HOME CENTERS, LLC  
11375 CAUSEWAY BLVD.  
BRANDON, FL 33511 (813) 684-3008

- SALE -

SALES#: 50573J4 2539051 TRANS#: 75649836 01-16-19

36192 COMMAND HOOK	5.94
2 @ 2.97	
34576 BH ROUGH SCRUB BRUSH NO HD	11.96
2 @ 5.98	
750530 QUICKIE DECK SCRUB BRUSH	7.98
1730 B IN BH SIDING/VEHICLE BR	15.96
2 @ 7.98	
SUBTOTAL:	41.84
TOTAL TAX:	0.00
INVOICE 12346 TOTAL:	41.84
N/C:	41.84

M/C:XXX(XXXX)XX4045 AMOUNT:41.84 AUTHCD:004259  
CHIP REFID:057512244332 01/16/19 09:43:16  
CUSTOMER CODE: 0

APL: DEBIT MASTERCARD TUR: 0000040000  
ATD: A000000041010 ISI: E800

STORE: 0573 TERMINAL: 12 01/16/19 09:44:25

# OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

\*\*\*\*\*



Waterset *Central* CDD

### Clubhouse Debit Card

Date: 1/17/19

Completed By: Buddy Gray

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	\$9.88
Misc	001-57200-4735	
Receipt Total		\$9.88

Description of purchase:

Headphones for  
computer for CV



### Self Checkout

CLUB MANAGER LEE GALLIHER  
( 813 ) 371 - 2394  
01/17/19 12:36 0347 04801 092 9092

WATERSET

980061099 JBUDDY GRAY 9.88 E  
SUBTOTAL 9.88  
TOTAL 9.88  
DEBIT TEND 9.88  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
9.88 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0090 APPR CODE 711691

DEBIT  
AID A0000000042203  
TC B4CEDD66A3FEB340  
\*Pin Verified  
TERMINAL N SC011276

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 1

ICH 8823 0503 2240 4626 1546



Happy to Help

Waterset, *Central* . CDD

Clubhouse Debit Card

Date: 1/21/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	<i>6234.39</i>
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		<i>\$234.39</i>

Description of purchase: \_\_\_\_\_

5 Gal Gas Can to  
meet new OSHA  
Requirements

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Thank you!

Your order number is **130734**

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at [webservice@safetycompany.com](mailto:webservice@safetycompany.com) or call us at 800.310.7233.



**1 Item**

[Show Details](#)

**\$234.39**



## Order Summary

1 Item



1 x Eagle 1215 Safety  
Can 5 Gal Galvanized  
Steel w/ 7/8 in Flexible  
Hose

\$216.89

Subtotal	\$216.89
Shipping	\$17.50
Sales Tax	\$0.00

Total (USD) **\$234.39**

Tell your friends about your purchase!



Waterset *Central* CDD

Clubhouse Debit Card

Date: 1-21-19

Completed By: B. MAZZONI

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$ 21.45
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$ 21.45

Description of purchase: \_\_\_\_\_

Maintenance Supplies  
- Cleaning Solution / Cobweb Duster



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

- SALE -

SALES#: S1711KA1 2536500 TRANS#: 20101939 01-21-19

24613 COBWEB DUSTER WITH HANDLE 11.48  
123109 30 SECOND 1-GAL OUTDOOR C 9.97

SUBTOTAL: 21.45  
TOTAL TAX: 0.00  
INVOICE 20719 TOTAL: 21.45  
M/C: 21.45

M/C: XXXXXXXXXXXX4045 AMOUNT: 21.45 AUTHCD: 003808

CHIP REFID: 191120304410 01/21/19 15:18:27

CUSTOMER CODE: 0

MPL: DEBIT MASTERCARD IUR: 0000048000

VID: AC000000041010 ISI: E800

STORE: 1911 TERMINAL: 20 01/21/19 15:19:28

# 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: DANON 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](http://www.lowes.com/survey)  
YOUR ID N 20719 1911 021  
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](http://www.lowes.com/survey)  
\*\*\*\*\*  
STORE: 1911 TERMINAL: 20 01/21/19 15:19:28

Waterset *Central* 1 CDD

### Clubhouse Debit Card

Date: 1/22/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	510.67
Office Supplies	001-57200-5101	35.12
Misc	001-57200-4735	
Receipt Total		45.79

Description of purchase: Office supplies

Postits / Packing Tape  
24 sharpies

Maintenance - Bleach



### Self Checkout

CLUB MANAGER LEE BALLIGHER

( 813 ) 371 - 2394

01/22/19 13:31 0921 04801 095 9095

#### WATERSSET

I	23828 3X3 NOTES	17.96 E
	18419 24CT SHARPI	9.48 E
	821381 PACKAGINGTAP	13.68 E
	980042447 BLEACH	10.67 E
V INST SV	3X3 NOTES	6.00-N
	SUBTOTAL	45.79
	TOTAL	45.79
	DEBIT TEND	45.79
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY  
45.79 TOTAL PURCHASE  
DEBIT \*\*\*\*\* 4045 1 1  
NETWORK ID. 0081 APPR CODE 259597

DEBIT  
AID A0000000042203  
TC 2012A3379330232E  
\*Pin Verified  
TERMINAL # SC010989

Additional Savings This Trip:

Sam's Instant Savings: \$6.00

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 4

TC# 3575 3550 1103 0014 8782



Happy to Help



Waterset *Central* CDD

## Clubhouse Debit Card

Date: 1/28/19

Completed By: B. MAZZONI

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	\$34.96
Misc	001-57200-4735	
Receipt Total		\$34.95

Description of purchase:

First Aid Kit &  
Supplies for Clubhouse



## Self Checkout

CLUB MANAGER LEE BALLIGHER  
( 813 ) 371 - 2394

01/28/19 12:21 1494 04801 096 9096

WATERSET

980076218	BANDAID173C	9.98	N
H	85311	FIRST AID	24.98
		SUBTOTAL	34.96
		TOTAL	34.96
		DEBIT TEND	34.96
		CHANGE DUE	0.00

EFI DEBIT PAY FROM PRIMARY  
34.96 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0090 APPR CODE 433824

DEBIT  
AID A0000000042203  
IC BAAE6CB3E3E86ED4  
\*Pin Verified  
TERMINAL # SC010712

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 2

TC# 1701 4021 6484 8568 5117



Happy to Help

Waterset *Central* CDD

Clubhouse Debit Card

Date: 1/29/18

Completed By: B. Mazzone

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$21.26
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$21.26

Description of purchase: \_\_\_\_\_

Outdoor cleaner &  
screw for table



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

-- SALE --

SALES#: S1911AG1 2566194 TRANS#: 10712021 01-28-19

761612 320-FL OZ SCOTTS OUTDOOR 19.98  
57851 RH SLT/PH HS 10-24X1 1/4 1.28

SUBTOTAL: 21.26

TOTAL TAX: 0.00

INVOICE 10664 TOTAL: 21.26

N/C: 21.26

N/C:XXXXXXXXXXXX4045 AMOUNT:21.26 AUTHCD:000362

CHIP REFID:191110465791 01/28/19 17:00:35

CUSTOMER CODE: no

APL: DEBIT MASTERCARD TUR: 0000040000

ATD: A0000000041010 TS1: E800

STORE: 1911 TERMINAL: 10 01/28/19 17:01:10

# 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 KILICK

LOWE'S PRICE WATCH GUARANTEE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICENATCH

Waterset *Central* CDD

Clubhouse Debit Card

Date: 2/01/19

Completed By: B. Mazzone

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$11.80
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$11.80

Description of purchase:

Gas for pressure  
washer

Welcome to Shell  
WELCOME  
BIG BEND SHELL  
912 BIG BEND RD  
IBSONTON, FL. 3353

10071509003  
SHELL  
912 BIG BEND RD  
IBSONTON FL  
33534

2/1/19  
DATE 02/01/19 12:14  
CARD# 9051297  
COMP# 05  
SERVICE LEVEL: SELF  
PRODUCT: Unid  
GALLONS: 5.002  
PRICE/G: \$ 2.359  
TOTAL SALE \$ 11.80  
DEBIT \$11.80

XXXXXXXXXXXX4045  
Exp  
Approved  
CVV # 512856  
Exp # 645721  
Authorized by PIN

Please come again  
THANK YOU  
HAVE A NICE DAY

Waterset *Central* CDD

## Clubhouse Debit Card

Date: 2/01/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	20.44
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		20.44

2/4/19

Description of purchase: \_\_\_\_\_

Maintenance Supplies  
& fill for washout @  
pool area



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

- SALE -

SALES#: S1911TF1 2333455 TRANS#: 20040102 02-01-19

811055 1-CU FT TOP SOIL	1.97
876245 2-CU FT PINE BARK NUGGETS	5.66
2 @ 2.83	
15033 8-CT MR CLEAN MAGIC XTRA	7.98
138333 HH 2-CT 1/4-IN NYLN PUSH	2.24
2 @ 1.12	
758791 0.5-CU FT PAVER SAND	2.59
SUBTOTAL:	20.44
TOTAL TAX:	0.00
INVOICE 20640 TOTAL:	20.44
M/C:	20.44

M/C:XXXXXXXXXX4045 AMOUNT:20.44 AUTHCD:004379

CHIP REFID:191120306917 02/01/19 11:54:10

CUSTOMER CODE: n 00

RPL: DEBIT MASTERCARD IVR: 0000048000

AID: A0000000041010 ISI: E800

STORE: 1911 TERMINAL: 20 02/01/19 11:55:31

# OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S



## Waterset North

Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625  
Phone 813.933.5571

# INVOICE

DATE: February 1, 2019

INVOICE: OMR0119-1

Bill To:  
Waterset Central CDD  
Rizzetta & Company, Inc.  
17520 Citrus Park Lane, Suite 115  
Tampa, FL 33625

DUE DATE	DESCRIPTION	AMOUNT
March 3, 2019	Security Services Cost Share at 20%	
	Invoice #10262521	\$2,109.84
	Invoice #10282929	\$1,116.08
	Invoice #10290487	\$1,116.08
	Invoice #10301915	\$1,122.22
	Invoice #10306809	\$2,046.08
	Total	\$7,510.30
	Deduct 80% for Waterset North Share	(\$6,008.24)
TOTAL		\$1,502.06

If you have any questions concerning this invoice, contact Leslie Spock at 813-933-5571 or lspock@rizzetta.com.

Make all checks payable to Waterset North CDD

FEB 20 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 2-26-2019

Date entered FEB 21 2019

Fund 001 GL 52900 OC 3307

Check # \_\_\_\_\_

## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550



Securing Your World

Invoice No: 10262521  
Amount Due: \$2,109.84  
Invoice Date: 01/06/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 12/31/2018 through 01/06/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
12/31/2018	01/06/2019	0.00	8.00	0.00	0.00	0.00	0.00	0.00	8.00	0.00	
Custom Protection Officer-HOLIDAY				8.00	Regular Hours	at		27.90			223.20
Duhamel, William R											
12/31/2018	01/06/2019	8.00	0.00	8.00	2.00	0.00	6.00	8.00	32.00	0.00	
Niepert, Kenneth R											
12/31/2018	01/06/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR				48.00	Regular Hours	at		19.93			956.64
01/01/2019 01/31/2019											
01/01/2019	01/31/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Cell Phone				1.00		at		80.00			80.00
01/01/2019 01/31/2019											
01/01/2019	01/31/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Patrol Vehicle				1.00		at		850.00			850.00
Subtotal											
									56.00		2,109.84
Invoice Total											
											2,109.84

Date Rec'd Rizzetta & Co., Inc. JAN 08 2019  
D/M approval Grant Phillips Date 1-14-2019  
Date entered JAN 09 2019  
Fund 001 GL 52900 OC 3307

EMAIL / WATERSSETNO

Check #

Page 1 of 1

PI-5485805;CONS-000000;BU-00001;DEPT-TAN;CUST-153497;ADR-1;PROJECT-0116651;INVT-10262521;5041-1;717;500-1  
"Tiffany Judd" <tjudd@rizzetta.com>

## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: [www.g4s.us](http://www.g4s.us)  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10282929  
Amount Due: \$1,116.08  
Invoice Date: 01/13/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: [poinfo@usa.g4s.com](mailto:poinfo@usa.g4s.com)  
Other inquiries: [billinghelp@usa.g4s.com](mailto:billinghelp@usa.g4s.com)

Services Rendered for: 01/07/2019 through 01/13/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
01/07/2019	01/13/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
01/07/2019	01/13/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

Date Rec'd Rizzetta & Co., Inc. JAN 13 2019

D/M approval Grant Phillips Date 1-21-2019

Date entered JAN 16 2019

Fund 001 GL 52900 OC 3307

Check # \_\_\_\_\_

## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10290487  
Amount Due: \$1,116.08  
Invoice Date: 01/20/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 01/14/2019 through 01/20/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
01/14/2019	01/20/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
01/14/2019	01/20/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at			19.93		1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

JAN 22 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 1-28-2019  
Date entered JAN 24 2019  
Fund 001 GL 52900 OC 3307  
Check # \_\_\_\_\_



## INVOICE

G4S Secure Solutions (USA) Inc.  
1335 University Blvd | Jupiter FL 33459

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10301915  
Amount Due: \$1,122.22  
Invoice Date: 01/27/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 01/21/2019 through 01/27/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
01/21/2019	01/27/2019	8.00	8.00	8.00	2.00	0.00	6.00	7.78	39.78	0.00	
Niepert, Kenneth R											
01/21/2019	01/27/2019	0.00	0.00	0.00	6.00	8.00	2.22	0.00	16.22	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Duhamel, William R											
01/21/2019	01/27/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.22	0.00	
Custom Protection Officer-OVERTIME											
				0.22	Overtime Hours	at		27.90			6.14
Subtotal											
									56.22		1,122.22
Invoice Total											
											1,122.22

JAN 30 2019  
Date Rec'd Rizzetta & Co., Inc.  
D/M approval Grant Phillips Date 2-4-2019  
Date entered JAN 31 2019  
Fund 001 GL 52900 OC 3307  
Check # \_\_\_\_\_

## INVOICE

G4S Secure Solutions (USA) Inc.  
1335 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10306809  
Amount Due: \$2,046.08  
Invoice Date: 02/03/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 01/28/2019 through 02/03/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
01/28/2019	02/03/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
01/28/2019	02/03/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
02/01/2019	02/28/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Cell Phone											
				1.00		at		80.00			80.00
02/01/2019	02/28/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Patrol Vehicle											
				1.00		at		850.00			850.00
Subtotal											
									56.00		2,046.08
Invoice Total											
											2,046.08

FEB 08 2019

Date Rec'd Rizzetta & Co., Inc.  
D/M approval *Grant Phillips* Date 2-12-2019  
Date entered FEB 08 2019  
Fund 001 GL 52900 OC 3307  
Check #

## Waterset North

**Community Development District**  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625  
Phone 813.933.5571

# INVOICE

DATE: December 31, 2018

**Bill To:**  
Waterset Central CDD  
Rizzetta & Company, Inc.  
17520 Citrus Park Lane, Suite 115  
Tampa, FL 33625

INVOICE: OMR1218-1

DUE DATE	DESCRIPTION	AMOUNT
January 30, 2019	Security Services Cost Share at 20%	
	Invoice #10200780	\$2,046.08
	Invoice #10216446	\$1,116.08
	Invoice #10227501	\$1,116.08
	Invoice #10245630	\$1,116.08
	Invoice #10258498	\$1,179.84
	Total	\$6,574.16
	Deduct 80% for Waterset North Share	(\$5,259.33)
TOTAL		\$1,314.83

If you have any questions concerning this invoice, contact Leslie Spock at 813-933-5571 or lspock@rizzetta.com.

Make all checks payable to Waterset North CDD

JAN 22 2019  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 2-4-2019  
Date entered JAN 31 2019  
Fund 001 GL 52900 OC 3307  
Check # \_\_\_\_\_

## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10200780  
Amount Due: \$2,046.08  
Invoice Date: 12/02/2018  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 11/26/2018 through 12/02/2018

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

<u>Week Begin</u>	<u>Week End</u>	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>	<u>Total Hours</u>	<u>Other Qty</u>	<u>Amount (\$)</u>
Duhamel, William R											
11/26/2018	12/02/2018	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
11/26/2018	12/02/2018	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
12/01/2018	12/31/2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Cell Phone											
				1.00		at		80.00			80.00
12/01/2018	12/31/2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Patrol Vehicle											
				1.00		at		850.00			850.00
Subtotal									56.00		2,046.08
Invoice Total											2,046.08

Date Rec'd Rizzetta & Co., Inc. DEC - 5 2018

D/M approval JK Date 12/10

Date entered DEC 10 2018

Fund 001 GL 52900 OC 3307

Check # \_\_\_\_\_



## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us

Contact Us: (813) 289-9459

Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10216446  
Amount Due: \$1,116.08  
Invoice Date: 12/09/2018  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 12/03/2018 through 12/09/2018

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

<u>Week Begin</u>	<u>Week End</u>	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>	<u>Total Hours</u>	<u>Other Qty</u>	<u>Amount (\$)</u>
Duhamel, William R											
12/03/2018	12/09/2018	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
12/03/2018	12/09/2018	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

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

D/M approval Grant Phillips Date 2-4-2019

Date entered DEC 18 2018

Fund 001 GL 5290000 3307

Check # \_\_\_\_\_

## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458



Securing Your World

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10227501  
Amount Due: \$1,116.08  
Invoice Date: 12/16/2018  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 12/10/2018 through 12/16/2018

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

<u>Week Begin</u>	<u>Week End</u>	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>	<u>Total Hours</u>	<u>Other Qty</u>	<u>Amount (\$)</u>
Duhamel, William R											
12/10/2018	12/16/2018	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
12/10/2018	12/16/2018	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

DEC 18 2018

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 2-4-2019

Date entered DEC 21 2018

Invoice # 001 GL 52900 OC 3307

## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Securing Your World

Service 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10245630  
Amount Due: \$1,116.08  
Invoice Date: 12/23/2018  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 12/17/2018 through 12/23/2018

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

<u>Week Begin</u>	<u>Week End</u>	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>	<u>Total Hours</u>	<u>Other Qty</u>	<u>Amount (\$)</u>
Duhamel, William R											
12/17/2018	12/23/2018	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
12/17/2018	12/23/2018	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

Date Paid: Rizzetta & Co., Inc. DEC 26 2018

D/M App: Grant Phillips Date 2-4-2019

Date enter: DEC 28 2018

Fund 001 GL 52900 OC 3307

Check #

## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33459

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10258498  
Amount Due: \$1,179.84  
Invoice Date: 12/30/2018  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered For: 12/24/2018 through 12/30/2018

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
12/24/2018	12/30/2018	0.00	8.00	0.00	0.00	0.00	0.00	0.00	8.00	0.00	
Custom Protection Officer-HOLIDAY				8.00	Regular Hours	at		27.90			223.20
Duhamel, William R											
12/24/2018	12/30/2018	8.00	0.00	8.00	2.00	0.00	6.00	8.00	32.00	0.00	
Niepert, Kenneth R											
12/24/2018	12/30/2018	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR				48.00	Regular Hours	at		19.93			956.64
Subtotal									56.00		1,179.84
Invoice Total											1,179.84

Onis Record Pizzetta & Co., Inc.  
By: Grant Phillips Date: 1-8-2019  
Date entered: JAN 7  
Total: 001 at 52900.00 3307



## **Tab 3**

**Waterset Central Community Development District**

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

**Operations and Maintenance Expenditures  
March 2019  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2019 through March 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,046.16**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BOCC	001194	7687161865 02/19	7281 Paradiso Avenue 02/19	\$ 754.12
BOCC	001206	7687161865 6060	6060 Milestone Dr-New	\$ 1,000.00
Hillsborough		Milestone Dr	Connection Waterset PH 4	
County Public			South 03/19	
BOCC	001206	7687161865 6112	6112 Sea Air Dr-New	\$ 520.00
Hillsborough		Sea Air Dr	Connection Waterset PH 4B	
County Public			South 03/19	
BOCC	001206	7687161865 6116	6116 Sea Air Dr-New	\$ 520.00
Hillsborough		Sea Air Dr	Connection Waterset PH 4B	
County Public			South 03/19	
Castle	001187	PREIM02-15-19- 208	Payroll Pay Period 01/26/19- 02/08/19	\$ 2,067.09
Management, LLC				
Castle	001200	PREIM03-01-19- 208	Payroll Pay Period 02/09/19- 02/22/19	\$ 1,637.33
Management, LLC				
Erin McCormick Law, PA	001201	10298	General Legal Services 02/19	\$ 2,482.00
Erin McCormick Law, PA	001201	10299	Legal Services - Boundary Amendment 02/19	\$ 885.50
Frontier	001207	813-741-0603- 061118-5 03/19	Fios Internet 03/19	\$ 481.69
Gladiator Pressure Cleaning, Inc.	001195	14885	Pressure Cleaned Entry Sidewalk & Planter Pool Area 02/19	\$ 225.00
HIVE LLC	001202	1855587	Installation & Programming of Remote Controls 02/19	\$ 1,002.72
Jeffrey Ramer	001198	031119 Deposit Refund	Rental Deposit Refund 03/19	\$ 200.00
Jeffrey Ramer	001198	031119 Rental Refund	Room Rental Refund 03/19	\$ 150.00

## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

Kaitlyn Hallman	001208	031219 Deposit Refund	Rental Deposit Refund 03/19	\$	200.00
Landscape Maintenance Professionals, Inc.	001209	141589	Monthly Ground Maintenance 03/19	\$	2,805.00
Landscape Maintenance Professionals, Inc.	001209	141881	Fertilizer St Augustine, Bermuda, Bahia 02/19	\$	1,120.99
Landscape Maintenance Professionals, Inc.	001209	141882	Pest Control 02/19	\$	175.00
Municipal Asset Management, Inc.	001189	0617151	Lease Payment on Fitness Equip 02/19	\$	1,323.91
Municipal Asset Management, Inc.	001210	0617199	Lease Payment on Fitness Equip 03/19	\$	1,323.91
Nvirotect Pest Control Services	001203	172447	Monthly Pest Control #12545 03/19	\$	85.00
Payne Air Conditioning & Heating Inc	001190	631858	Service/Repair Drain Pan 02/19	\$	220.00
Prime Air Conditioning & Refrigeration, Inc.	001197	0000038489	A/C Repairs - Clogged Drain Line 02/19	\$	175.00
Republic Services	001191	0696-000787327	(1) Waste & (1) Recycle Container Service 03/19	\$	166.93
Rizzetta & Company, Inc.	001192	INV0000039091	District Management Fees 03/19	\$	3,850.00
Rizzetta Technology Services	001193	INV0000004148	Email & Website Hosting Services 03/19	\$	175.00
Suncoast Pool Service	001211	5154	Swimming Pool Service 03/19	\$	1,850.00
Tanya Little	001196	02212019	Rental Deposit Refund 02/19	\$	200.00
TECO	001204	221003491596 02/19	7281 Paradiso Drive 02/19	\$	2,355.32



## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

TECO	001204	221003734730 02/19	7281 Paradiso Drive Pool Heater 02/19	\$	357.14
TECO	001204	221004023737 02/19	7281 Paradiso Drive Pool Heater 02/19	\$	36.10
TECO	001199	221006521464 02/19	7302 Paradiso Dr 02/19	\$	209.55
TECO	001199	221006546453 02/19	6002 Covington Garden Dr S 02/19	\$	205.48
Waterset Central CDD	CD009	CD009	Replenish Debit Card	\$	696.72
Waterset Central CDD	CD010	CD010	Replenish Debit Card	\$	1,510.80
Waterset North CDD	001205	OMR0219-1	Security Services Cost Share 20% 02/19	\$	<u>1,078.86</u>
<b>Report Total</b>				\$	<u><u>32,046.16</u></u>



Hillsborough  
County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/28/2019	03/14/2019



#### Summary of Account Charges

Previous Balance	\$378.73
Net Payments - Thank You	\$0.00
Past Due Amount <i>- Paid</i>	\$378.73
Total Account Charges	<b>\$754.12</b>

<b>AMOUNT DUE</b>	<b>\$1,132.85</b>
-------------------	-------------------

#### Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

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

#### 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.

RECEIVED  
MAR 07 2019

/M approval *Grant Phillips* Date 3-11-2019

ate enterer

und 001 GL 53600 OC 4301 = 319.85  
bank # 4310 = 434.27



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](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



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



WATERSET CENTRAL CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

211

DUE DATE	03/14/2019
AMOUNT DUE	\$1,132.85
AMOUNT PAID	<i>754.12</i>

0076871618658

00001132851



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/28/2019	03/14/2019

Service Address: 5910 COVINGTON GARDEN DR

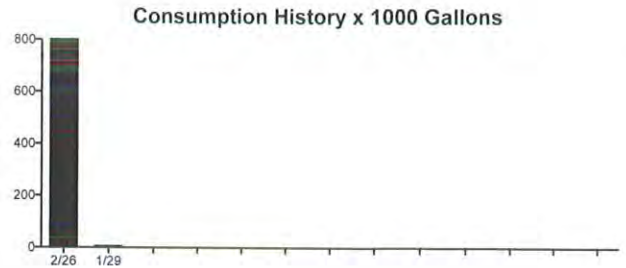
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074215	01/29/2019	52	02/26/2019	8941	888900	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$392.97

**Total Service Address Charges \$392.97**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/28/2019	03/14/2019

Service Address: 7301 PARADISO DR

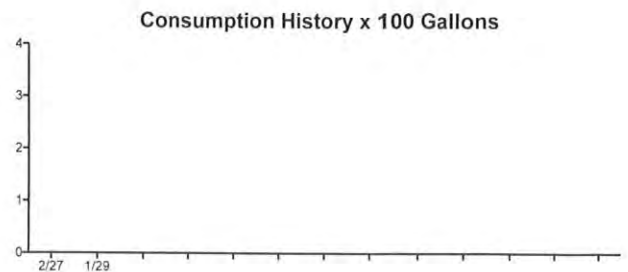
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074213	01/29/2019	0	02/27/2019	0	0	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$4.10

**Total Service Address Charges \$4.10**







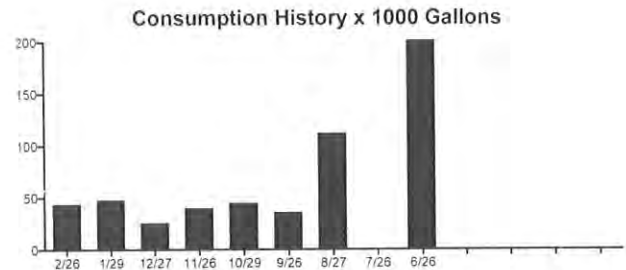
Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/28/2019	03/14/2019
Service Address: 7281 PARADISO AVE			
M-Page 3 of 4			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	01/29/2019	1715	02/26/2019	1762	4700	ACTUAL	WATER
37156910	01/29/2019	3531	02/26/2019	3922	39100	ACTUAL	WATER
60998080	01/29/2019	28668	02/26/2019	30598	193000	ACTUAL	RECLAIM

#### Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$128.33
Water Base Charge	\$37.41
Water Usage Charge	\$59.01
Sewer Base Charge	\$69.80
Sewer Usage Charge	\$21.15
Reclaimed Water Usage Charge	\$25.33
<b>Total Service Address Charges</b>	<b>\$345.18</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/28/2019	03/14/2019
Service Address: 5521 SILVER SUN DR			
M-Page 3 of 4			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523989	02/06/2019	0	02/26/2019	95	9500	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$5.15
<b>Total Service Address Charges</b>	<b>\$5.15</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/28/2019	03/14/2019

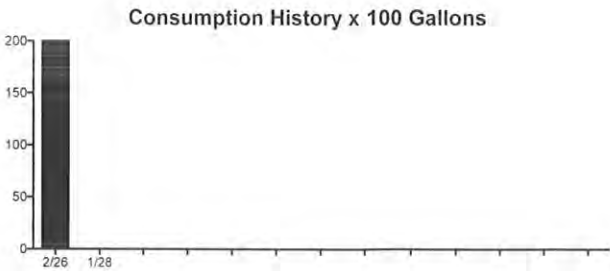
Service Address: 7306 GOLDEN SKY CT

M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54492026	01/28/2019	0	02/26/2019	204	20400	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$6.72
<b>Total Service Address Charges</b>	<b>\$6.72</b>



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 Camden Field Parkway · Riverview, FLORIDA 33578

## Check Request

Amount: \$2,040.00

Date: 03/21/2019

Payable to: Hillsborough County BOCC

Address: 601 E. Kennedy Blvd.  
Tampa, FL 33602

Description: Reclaim Water Connections for Waterset Central

Requestor: Grant Phillips

Special Instructions: Destiny to cut check from Riverview office, Randy Appenzeller with Newland to pickup.

Approved by: Grant Phillips

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered MAR 21 2019

Fund 001 GL 53600 OC 4301 = 1485.00

Check # 001 15601 = 555.00

# HILLSBOROUGH COUNTY PUBLIC UTILITIES

## New Connection Contract

Date: 3/19/2019

ACCOUNT # 7687161865

WATERSET CENTRAL CDD

Date Meter Required: \_\_\_\_\_

Const Mgr Contact: \_\_\_\_\_

Service Premise Address Information:

Service Address: 6060 MILESTONE DR

Folio Number: 053975.2070

SR#: 17-0185

Project Name: WATERSET PHASE 4 SOUTH

Created by: Benjamin Major

### Impact Fees:

### Amount

### Credit

### Balance Due

#### 6060 MILESTONE DR

7684649584	Reclaimed Meter Install Charge	750.00	750.00
7689762956	Deposit Multi-Family/Commercial	225.00	225.00
7689672478	Service Setup Fee	25.00	25.00

**Total Due: \$1,000.00**

**WATERSET CENTRAL CDD** hereby applies for water service and/or wastewater service at the above service premise and agrees to pay therefore in accordance with the rates, rules, ordinances, resolutions, policies and procedures legally in effect and on file with the Board of County Commissioners of Hillsborough County, Florida.

Customer agrees and understands that: (1) the County shall not be liable for damages of any kind whatsoever resulting from water or the use of water on the above premise unless such damage results directly from negligence on the part of the County, (2) the County shall not be responsible for damage done by or resulting from any defect in the piping, fixtures or appliances on the above premises, (3) to maintain in serviceable condition all service lines within the boundaries of the above premises at no expense to the County and to be responsible for any loss of water due to leaks or breaks on customer's side of the meter, (4) the County shall not be responsible for negligence of third persons or forces beyond the control of the County resulting in interruption of service, and (5) to furnish and maintain a private cutoff valve on the customer's side of the meter and the County to provide a like valve on the County's side of the meter, (6) bills for water and/or wastewater service will be calculated in accordance with the County's established rate schedule and will be based on the amount of metered water used during the billing period, (7) bills for service are due and payable when rendered, and (8) billing for water and wastewater service will commence on the date of installation of the water meter.

Customer understands that in accordance with Hillsborough County Ordinances and Laws, Chapter 102: (1) water and/or wastewater capacity fees are due and payable prior to the issuance of a certificate of occupancy (CO) or by a date six months after the issuance of the building permit or prior to the end of the fiscal year (September 30) in which the building permit was issued, whichever is the earliest date, (2) if the property is in a infrastructure assessment unit, builder payments are due and payable prior to issuance of the certificate of occupancy (CO), and (3) all payments received late will be assessed a late payment fee of one percent (1%) per month on the outstanding balance, compounded monthly.

Customer understands that in accordance with Hillsborough County Rate Resolution#05-106: (1) if the average daily flow for the connection during any consecutive 12-month period for water and/or wastewater is greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow, (2) if the average daily flow during any consecutive 3-month period for water and/or wastewater is more than 15% greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow.

Customer signature or agent for (Print name)

Federal Identification/Social Security #

DATE



# HILLSBOROUGH COUNTY PUBLIC UTILITIES

## New Connection Contract

Date: 3/19/2019

ACCOUNT # 7687161865

WATERSET CENTRAL CDD

Date Meter Required: \_\_\_\_\_

Const Mgr Contact: \_\_\_\_\_

Service Premise Address Information:

Service Address: 6112 SEA AIR DR

Folio Number:

SR#: 18-0185

Project Name: WATERSET PHASE 4B SOUTH

Created by: Benjamin Major

### Impact Fees:

### Amount

### Credit

### Balance Due

#### 6112 SEA AIR DR

7680670720	Reclaimed Meter Install Charge	330.00		330.00
7683823211	Deposit Multi-Family/Commercial	165.00		165.00
7689829372	Service Setup Fee	25.00		25.00

**Total Due: \$520.00**

WATERSET CENTRAL CDD hereby applies for water service and/or wastewater service at the above service premise and agrees to pay therefore in accordance with the rates, rules, ordinances, resolutions, policies and procedures legally in effect and on file with the Board of County Commissioners of Hillsborough County, Florida.

Customer agrees and understands that: (1) the County shall not be liable for damages of any kind whatsoever resulting from water or the use of water on the above premise unless such damage results directly from negligence on the part of the County, (2) the County shall not be responsible for damage done by or resulting from any defect in the piping, fixtures or appliances on the above premises, (3) to maintain in serviceable condition all service lines within the boundaries of the above premises at no expense to the County and to be responsible for any loss of water due to leaks or breaks on customer's side of the meter, (4) the County shall not be responsible for negligence of third persons or forces beyond the control of the County resulting in interruption of service, and (5) to furnish and maintain a private cutoff valve on the customer's side of the meter and the County to provide a like valve on the County's side of the meter, (6) bills for water and/or wastewater service will be calculated in accordance with the County's established rate schedule and will be based on the amount of metered water used during the billing period, (7) bills for service are due and payable when rendered, and (8) billing for water and wastewater service will commence on the date of installation of the water meter.

Customer understands that in accordance with Hillsborough County Ordinances and Laws, Chapter 102: (1) water and/or wastewater capacity fees are due and payable prior to the issuance of a certificate of occupancy (CO) or by a date six months after the issuance of the building permit or prior to the end of the fiscal year (September 30) in which the building permit was issued, whichever is the earliest date, (2) if the property is in a infrastructure assessment unit, builder payments are due and payable prior to issuance of the certificate of occupancy (CO), and (3) all payments received late will be assessed a late payment fee of one percent (1%) per month on the outstanding balance, compounded monthly.

Customer understands that in accordance with Hillsborough County Rate Resolution#05-106: (1) if the average daily flow for the connection during any consecutive 12-month period for water and/or wastewater is greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow, (2) if the average daily flow during any consecutive 3-month period for water and/or wastewater is more than 15% greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow.

Customer signature or agent for (Print name)

Federal Identification/Social Security #

DATE



# HILLSBOROUGH COUNTY PUBLIC UTILITIES

## New Connection Contract

Date: 3/19/2019

ACCOUNT # 7687161865

WATERSET CENTRAL CDD

Date Meter Required: \_\_\_\_\_

Const Mgr Contact: \_\_\_\_\_

Service Premise Address Information:

Service Address: 6116 SEA AIR DR

Folio Number: 053975.2410

SR#: 18-0185

Project Name: WATERSET PHASE 4B SOUTH

Created by: Benjamin Major

### Impact Fees:

### Amount

### Credit

### Balance Due

#### 6116 SEA AIR DR

7684045851	Reclaimed Meter Install Charge	330.00		330.00
7684808629	Deposit Multi-Family/Commercial	165.00		165.00
7689854671	Service Setup Fee	25.00		25.00

**Total Due: \$520.00**

**WATERSET CENTRAL CDD** hereby applies for water service and/or wastewater service at the above service premise and agrees to pay therefore in accordance with the rates, rules, ordinances, resolutions, policies and procedures legally in effect and on file with the Board of County Commissioners of Hillsborough County, Florida.

Customer agrees and understands that: (1) the County shall not be liable for damages of any kind whatsoever resulting from water or the use of water on the above premise unless such damage results directly from negligence on the part of the County, (2) the County shall not be responsible for damage done by or resulting from any defect in the piping, fixtures or appliances on the above premises, (3) to maintain in serviceable condition all service lines within the boundaries of the above premises at no expense to the County and to be responsible for any loss of water due to leaks or breaks on customer's side of the meter, (4) the County shall not be responsible for negligence of third persons or forces beyond the control of the County resulting in interruption of service, and (5) to furnish and maintain a private cutoff valve on the customer's side of the meter and the County to provide a like valve on the County's side of the meter, (6) bills for water and/or wastewater service will be calculated in accordance with the County's established rate schedule and will be based on the amount of metered water used during the billing period, (7) bills for service are due and payable when rendered, and (8) billing for water and wastewater service will commence on the date of installation of the water meter.

Customer understands that in accordance with Hillsborough County Ordinances and Laws, Chapter 102: (1) water and/or wastewater capacity fees are due and payable prior to the issuance of a certificate of occupancy (CO) or by a date six months after the issuance of the building permit or prior to the end of the fiscal year (September 30) in which the building permit was issued, whichever is the earliest date, (2) if the property is in a infrastructure assessment unit, builder payments are due and payable prior to issuance of the certificate of occupancy (CO), and (3) all payments received late will be assessed a late payment fee of one percent (1%) per month on the outstanding balance, compounded monthly.

Customer understands that in accordance with Hillsborough County Rate Resolution#05-106: (1) if the average daily flow for the connection during any consecutive 12-month period for water and/or wastewater is greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow, (2) if the average daily flow during any consecutive 3-month period for water and/or wastewater is more than 15% greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow.

Customer signature or agent for (Print name)

Federal Identification/Social Security #

DATE



**Castle Management, LLC**  
12270 SW 3rd Street, Ste. 200  
Plantation, FL 33325

Document No. : PREIM02-15-19-208  
Document Date : 2/15/2019  
Date Printed : 2/21/2019

*Unparalleled Property Services*

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

**PAY PERIOD 01/26/19-02/08/19**

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Kanafani, Banan	REG	60.75	\$729.00	36.00%	991.44
CLUBAT					
Mallard, Scott	REG	8.00	\$104.00	36.00%	141.44
MAINT					
Mazzoni, Barry	REG2	16.00	\$461.44	26.00%	581.41
PRMGR					
Caley Chevalier, Ann	REG	20.00	\$280.00	26.00%	352.80
ADMINA					

**Report Totals:**

**Billing:** 2,067.09  
**Total Sales Tax:**  
**Balance Due:** **2,067.09**

Date Rec'd Rizzetta & Co., Inc. **FEB 26 2019**  
D/M approval Grant Phillips Date 3-5-2019  
Date entered MAR 01 2019  
Fund 001 GL 57200 OC 3305  
Check # \_\_\_\_\_





# Castle Management, LLC

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

Document No. : PREIM03-01-19-208  
Document Date : 2/28/2019  
Date Printed : 3/7/2019

Unparalleled Property Services

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

Address:

PAY PERIOD 02/09/19-02/22/19

Name	Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Kanafani, Banan		REG	27.75	\$333.00	36.00%	452.88
CLUBAT						
Mallard, Scott		REG	8.00	\$104.00	36.00%	141.44
MAINT						
Pope, Hannah		REG	8.00	\$80.00	36.00%	108.80
POOLA						
Mazzoni, Barry		REG2	16.00	\$461.44	26.00%	581.41
PRMGR						
Caley Chevalier, Ann		REG	20.00	\$280.00	26.00%	352.80
ADMINA						

Report Totals:

Billing: 1,637.33  
Total Sales Tax:  
Balance Due: 1,637.33  
=====

MAR 13 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 3-20-2019

Date entered MAR 18 2019

Fund 001 GL 572000 3305

Check # \_\_\_\_\_



Erin McCormick LLC - PA

Erin McCormick, Esq

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

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

lspock@rizzetta.com

Invoice Date	Invoice Number
02/26/2019	10298
Terms	Service Through
	02/26/2019

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
01/18/2019	Erin R McCormick	Review of proposed change to Contract for Professional District Services and compare to other agreements; email to Grant Phillips regarding above; [CLIENT COURTESY - NO CHARGE]	0.70	\$ 0.00
01/22/2019	Erin R McCormick	Review of email and follow-up items for January 10, 2019 Board meeting; prepare Facilities Rental Agreement and review of policies for rentals; prepare Indemnification and Hold Harmless Agreement for Use of Waterset Club;	2.30	\$ 839.50
01/23/2019	Erin R McCormick	Finalize reservation form and indemnification agreement; prepare email to Rick Stevens and Amanda King and transmit Agreement for review and comment; review of comments and email from Amanda King and respond to same;	1.40	\$ 511.00
01/24/2019	Erin R McCormick	Review of December Financial Statements for Waterset Central CDD; finalize Reservation Form; prepare email to Grant Phillips, Joe Roethke, Barry Mazzoni and Rick Stevens and transmit Reservation form and check in sheet used at the Osprey Club;	0.80	\$ 292.00
01/25/2019	Erin R McCormick	Review of email from Grant Phillips and respond to same;	0.10	\$ 36.50
01/29/2019	Erin R McCormick	Review of audit request letter;	0.20	\$ 73.00
02/14/2019	Erin R McCormick	Review of emails from Amanda King, Barry Mazzoni and Grant Phillips regarding reservation forms and use of outdoor area	0.30	\$ 109.50
02/18/2019	Erin R McCormick	Review of Financial Statements through January 31, 2019; review 4th Quarter 2018 Developer Report filed on EMMA	0.70	\$ 255.50
02/21/2019	Erin R McCormick	Review of emails from Kim Morales, Grant Phillips and Barry Mazzoni regarding rental of Waterset Club;	0.20	\$ 73.00



**Waterset Central Community Development  
District**

9428 Camden Field Parkway

Riverview, FL 33578

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

lspock@rizzetta.com

Invoice Date	Invoice Number
02/26/2019	10298
Terms	Service Through
	02/26/2019

02/25/2019	Erin R McCormick	Review of email from Grant Phillips regarding Guest Use of pool during reserved events; telephone conference with Grant Phillips regarding above; email to Amanda King regarding above; receipt of email from Amanda King and respond to same;	0.80	\$ 292.00
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Total Hours	7.50 hrs
Total Work	\$ 2,482.00
Total Invoice Amount	\$ 2,482.00
Previous Balance	\$ 1,185.50
2/4/2019 Payment - Check Split Payment	(\$1,185.50)
Balance (Amount Due)	\$ 2,482.00

MAR 01 2019  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval *Grant Phillips* Date 3-5-2019  
Date entered MAR 01 2019  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_



Erin McCormick LLC, PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

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

lspock@rizzetta.com

Invoice Date	Invoice Number
02/26/2019	10299
Terms	Service Through
	02/26/2019

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

Date	By	Services	Hours	Amount
12/21/2018	Erin R McCormick	Telephone conference with Julie Wisdom regarding limited financial review of Petition to Contract CDD boundaries; email to Julie Wisdom and Cara Woods regarding above; review of Supplemental Assessment Report and Limited Offering Memorandum and highlight portions addressing Contraction Parcel; prepare email to Julie Wisdom, Cara Woods and Scott Brizendine regarding above;	1.80	\$ 630.00
02/20/2019	Erin R McCormick	Review of last correspondence from Cara Woods and Julie Wisdom; email to Cara Woods and Julie Wisdom regarding above;	0.20	\$ 73.00
02/21/2019	Erin R McCormick	Review of email from Julie Wisdom and respond to same; email to Brian Grady regarding next steps for Petition to Contract CDD Boundaries;	0.20	\$ 73.00
02/22/2019	Erin R McCormick	Review of email from Brian Grady regarding publishing notice for hearing to contract CDD boundaries, and calendar May date for hearing;	0.30	\$ 109.50

<b>Total Hours</b>	2.50 hrs
<b>Total Work</b>	\$ 885.50
<b>Total Invoice Amount</b>	\$ 885.50
<b>Previous Balance</b>	\$ 3,208.25
12/3/2018 Payment - Check Split Payment	(\$1,913.25)
12/3/2018 Payment - Check Split Payment	(\$1,645.00)
<b>Balance (Amount Due)</b>	\$ 535.50

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

Invoice Date	Invoice Number
02/26/2019	10299
Terms	Service Through
	02/26/2019

MAR 01 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 3-5-2019  
Date entered \_\_\_\_\_  
Fund 001 GL 13105 OC \_\_\_\_\_  
Check # \_\_\_\_\_

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 3-27-2019  
Date entered MAR 22 2019  
Fund 001 GL 57200 OC 4702  
Check # \_\_\_\_\_

**Account Summary**

**New Charges Due Date** 4/08/19  
**Billing Date** 3/14/19  
**Account Number** 813-741-0603-061118-5  
**PIN** 6415  
**Previous Balance** 481.70  
**Payments Received Thru 3/07/19** -481.70  
Thank you for your payment!  
**Balance Forward** .00  
**New Charges** 481.69  
**Total Amount Due** **\$481.69**

**RECEIVED**  
MAR 19 2019  
BY: \_\_\_\_\_

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**To Pay Your Bill**

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 **Pay by Mail**

**To Contact Us**

 **Chat:** [Frontier.com](http://Frontier.com)  **Online:** [Frontier.com/helpcenter](http://Frontier.com/helpcenter)  
 1.800.921.8102  **Email:** [ContactBusiness@ftr.com](mailto:ContactBusiness@ftr.com)

**Frontier**  
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 005443 79058 B 25 A

|||||

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

**PAYMENT STUB**

**Total Amount Due** **\$481.69**

**New Charges Due Date** 4/08/19

**Account Number** 813-741-0603-061118-5

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

**Amount Enclosed** \$ .

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

**FRONTIER**  
**PO BOX 740407**  
**CINCINNATI OH 45274-0407**

|||||

31100781374106030611180000000000000000481695



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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](http://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](http://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](http://Frontier.com/terms), [Frontier.com/tariffs](http://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](http://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 03/14/19 to 04/13/19

Qty	Description	813/741-0603.0	Charge
<b>Basic Charges</b>			
	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		16.96
	Partial Month Charges-Detailed Below		-5.00
	Federal Excise Tax		.73
	Federal USF Recovery Charge		4.88
	FCA Long Distance - Federal USF Surcharge		3.00
	FL State Communications Services Tax		7.61
	FL State Gross Receipts Tax		3.89
	County Communications Services Tax		8.33
2	FL Telecommunications Relay Service		.20
2	Hillsborough County 911 Surcharge		.80
	<b>Total Basic Charges</b>		<b>175.84</b>
<b>Non Basic Charges</b>			
	Business FiOS Internet 300/300		274.99
	Other Charges-Detailed Below		13.86
	Partial Month Charges-Detailed Below		-159.99
	Federal Excise Tax		.30
	FCA Long Distance - Federal USF Surcharge		1.72
	FL State Communications Services Tax		-.42
	FL State Gross Receipts Tax		-.21
	County Communications Services Tax		-.45
	<b>Total Non Basic Charges</b>		<b>129.80</b>
<b>Video</b>			
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		.06
	Broadcast TV Surcharge		5.49
	FL Video Communications Service Tax		5.49
	FL State Gross Receipts Tax		2.81
	County Video Communications Services Tax		6.02
	County Sales Tax		1.38
	FL State Sales Tax		3.30
	<b>Total Video</b>		<b>185.54</b>
<b>Toll/Other</b>			
	Other Charges-Detailed Below		4.99
	Partial Month Charges-Detailed Below		-12.00
	FCA Long Distance - Federal USF Surcharge		-1.40
	FL State Communications Services Tax		-.42
	FL State Gross Receipts Tax		-.21
	County Communications Services Tax		-.45
	<b>Total Toll/Other</b>		<b>-9.49</b>

**TOTAL 481.69**

## \*\* ACCOUNT ACTIVITY \*\*

Qty	Description	Order Number	Effective Dates	
1	Business High Speed Internet Fee	AUTOCH	3/14	3.99
1	Regional Sports Fee	AUTOCH	3/14	6.00
1	Frontier Road Work Recovery Surcharge			
		AUTOCH	3/14	1.25
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	3/14	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	3/14	4.99
	<b>813/741-0603 Subtotal</b>			<b>20.54</b>
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	3/14	4.31
	<b>813/741-0604 Subtotal</b>			<b>4.31</b>
<b>Partial Month Charges</b>				
	LD Discount Freedom Bus	PROMOTION	3/14 4/13	-7.00
	CustoDiscount Sol for Bus	PROMOTION	3/14 4/13	-20.00
	Internet Term Credit 1Yr	PROMOTION	3/14 4/13	-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 \$157.16 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 on March 24, 2019, the Business High Speed Internet Fee of \$3.99 will increase to \$5.99. 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@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, 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.

Qty	Description
	813/741-0603
	LD Discount Freedom Bus
B1	Discount Sol for Bus
	813/741-0604

Order Number	Effective Dates	
	Subtotal	-166.99
PROMOTION	3/14 4/13	-5.00
PROMOTION	3/14 4/13	-5.00
	Subtotal	-10.00

Subtotal	-152.14
----------	---------



**Gladiator Pressure Cleaning, Inc.**

P.O. Box 26574

Tampa, FL 33623

Ph: (800) 270-9411 - Fax: (813) 607-6625

www.gladiatorpressurecleaning.com

Email: service@gladiatorpc.com



# Invoice

**Invoice #**

14885

**Date**

2/8/2019

**Terms**

Net 15

**Due Date**

2/23/2019

**Bill To**

Waterset Central CDD  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

**Location**

Waterset HOA  
Waterset Blvd and Big Bend Road  
Apollo Beach, Florida 33572

**P.O. Number**

Item	Service Date	Description	Qty	Rate	Amount
Sidewalk and ...	2/8/2019	Pressure cleaned entry sidewalk and the planter in the pool area.	1	225.00	225.00
<p style="text-align: right;">FEB 25 2019</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>3-11-2019</u></p> <p>Date entered <u>MAR 11 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4701</u></p> <p>Check # _____</p>					
<b>Total</b>					\$225.00



Thank you for your continued business.

**Total** \$225.00**Balance** \$225.00



HIVE LLC  
Suite 101  
311 South Willow Ave.  
Tampa, FL 33606



# Invoice

Date	Invoice #
2/6/2019	1855587

Bill To
Waterset Central CDD 9428 Camden Field Parkway Riverview, FL 33578

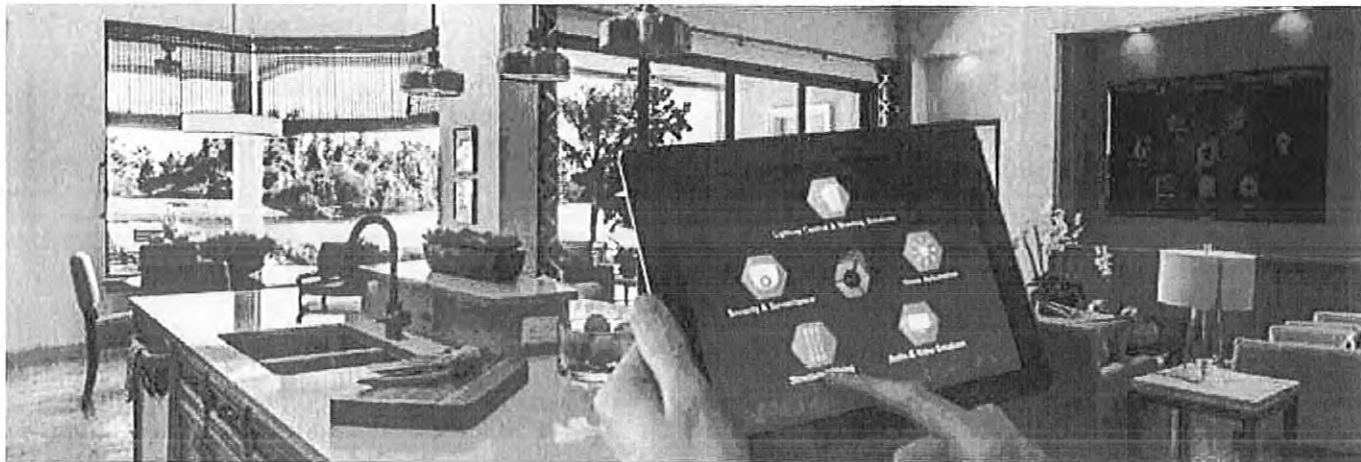
Ship To
Waterset Central CDD 9428 Camden Field Parkway Riverview, FL 33578

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			2/6/2019			

Quantity	Item Code	Description	U/M	Price Each	Amount
1	Summary	Change Order - 100% Payment in Full Invoice for Sales Order #864473 - Waterset - Remote Controls - 6/27/18- Revision: 1 NonTaxable labor		1,002.72  0.00%	1,002.72  0.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <b>MAR 15 2019</b> D/M approval <u>Grant Phillips</u> Date <u>3-20-2019</u> Date entered <b>MAR 18 2019</b> Fund <u>001</u> GL <u>57200</u> OC <u>4712</u> Check # _____</div>					

				<b>Total</b>	\$1,002.72

MAR - 4 2019



Proposal: Waterset - Remote Controls - 6/27/18 - Rev# 1  
Prepared On: 7/13/2018  
For: Amanda King

Presented By: Tim Simpson

hive

311 S. Willow Ave.

Tampa, FL 33606

Main: 813-938-1585

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

## Your Home Technology Journey

Whether it's an awe-inspiring Home Theater and Music System, a state-of-the-art Security System or a user-friendly Automation Solution that controls virtually everything in your home—Hive's expert Technology Designers will take your home to the next level. We've worked hard to perfect our people, process, and the products we carry providing you with an unmatched experience.



### Home Site Review & Showroom Visit

Our expert technology design team will meet with you at your home site to discuss your goals. You're also invited to visit our Technology Design Center to test drive the latest in home technology and control systems.



### Layout & Design

We will review your floor plan and guide you through the design of your homes technology. With a wide selection of exciting technology packages and upgrades to fit any budget and lifestyle, the end result is sure to delight.



### Agreement

We will make sure you have a complete understanding of the scope of work and payment structure. With your approval of the technology design and payment arrangements made, our dedicated team will get to work bringing your amazing project to life.



### Scheduling

Within 24 hours of receiving your deposit details, our scheduling team will contact you setting a date for your installation to begin. Installations typically commence within 10 business days.



### Preparation

During the time leading up to your installation, Hive's dedicated staff will order, receive, set-up and in many cases begin programming your new technology systems. All ensuring a smooth and efficient installation procedure.



### Installation

Our professional team of trained installers will arrive and work diligently installing and programming your homes systems all while treating you and your home with the utmost respect.



### Quality Control & Training

Our quality control team will review your new systems capabilities ensuring you have a full understanding of the functionality and are completely thrilled with the outcome.



### Support

We are there every step of the way, from online resources and information to a dedicated support staff, you're sure to enjoy your homes technology for years to come.

From design and project management to installation and quality control, we ensure an amazing experience throughout every phase of your project. Let us show you how; together, we can transform your house into a home with environment that will put a smile on your face every day.

---

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Facility Remote	4
Tech Closet	4
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## Scope of Service

### ESTIMATED START DATE

The date that we will provide to our scheduling department, that will be optimal for the project to commence.

### AUTOMATION & CONTROL SYSTEM

Installation and Programming of a remote control.

### NETWORK SYSTEM

Data Network includes;

\* [1] 10-port GB PoE switch [for IP cameras, wireless access points, and touch screens]

### CLIENT SIGNATURE FOR SCOPE OF WORK

\*\*\*\*\*

**The Scope of Service, described above is accurate to the work requested, as it has been explained to the Hive Representative.**

PLEASE SIGN HERE

  
\_\_\_\_\_  
CLIENT SIGNATURE

7/18/18  
\_\_\_\_\_  
DATE

\*\*\*\*\*

\*\*\*\*\*

### CLIENT SIGN-OFF UPON COMPLETION OF THE PROJECT

The project performs as described in the Scope of Service and my signature below indicates my complete satisfaction with the installation and operation of my Hive Technology system.

  
\_\_\_\_\_  
Client Signature

7/13/18  
\_\_\_\_\_  
Date

Facility Remote

Location Total:\$241.40



1 ea **Control4 SR-260 Remote Control-Black**

\$220.00

The Control4 SR260 and SR260-I remotes are the perfect hand-held interfaces to the whole home.

Tech Closet

Location Total:\$761.32



1 ea **Luxul 10-Port POE GB Switch**

\$477.38

With 8 Gigabit PoE+ ports and 2 additional Gigabit ports, the Luxul 10 Port/ 8 PoE+ Gigabit Managed Switch (XMS-1010P) is an ideal solution for use with an 8 Channel NVR Security System. The 8 Gigabit PoE+ ports ensure that all 8 cameras can be connected while still offering 2 additional Gigabit ports for use as uplinks to your router, main switch, or even directly to the NVR.



1 ea **Show Me Cables 3' Cat6 Patch Cable SH - BK-Black**

\$14.30


Shielded Cat 6 3' Ethernet Patch Cable (Black). R-5

Initials:

## Final Summary

Parts Subtotal	\$646.98
Labor Subtotal	\$272.00
Shipping And Handling	\$19.41
Design & Proj. Mgmt	\$45.95
Misc Parts	\$18.38
PIF Discount	\$0.00
Sales Tax	\$0.00

Total	\$1,002.72
-------	------------


  
Amanda King

Date:

7/18/18

\_\_\_\_\_  
Tim Simpson

Date: \_\_\_\_\_

Initials: 

## Terms & Conditions

**PRICING:** Prices contained in this proposal are valid for 30 days. Quantities contained on a Hive proposal are not estimates, as Hive will specifically provide ONLY the quantities indicated on the proposal, and as such if additional quantities are required / requested, these additional items will be added to a Change Order based on the original proposal. Electronic manufacturers regularly update their product offerings, and in an efforts to provide the very latest technology at the best value, Hive, LLC. reserves the right to substitute the most up to date models / brands or equal or greater value available at the time of installation.

**CHANGE ORDERS:** For any products or service requested after agreement, the client will be provided a written Change Order for approval. Such Change Orders are to be paid in full 100% at time of client approval and may not be added to the remaining / final payment amount, due upon completion of the project. **Change Orders are subject to a \$250 Change Order fee.**

I have read and understood the Change Order provision \_\_\_\_\_

**RESPONSIBILITY OF OTHERS:** High voltage electrical wiring, Internet, Cable TV, Phone, Satellite Service, Cabinetry, Conduit, Trenching, Painting and Drywall work is to be supplied by others, and any associated costs are not included, unless specifically indicated in this proposal. Client supplied Cabinetry must be adequate to fit this equipment. Hive requests shop drawings to be submitted for design approval, as media cabinets/closets must provide adequate ventilation to dissipate the heat of electronic equipment. In some cases, quiet fans may be needed for ventilation.

**WARRANTY:** Hive LLC's exclusive Advantage Service Program™ guarantees all installation work to be free of defects for a period of 90 days from initial installation date and includes a scheduled training / orientation to all clients related to the project. Should Service Work be required, beyond the initial period, on manufacturers' defective equipment, Hive offers (3) valuable service levels, for your convenience. Please ask your Hive Service Specialist for more information.

**AGREEMENT:** The Parties knowingly, intentionally, and voluntarily waive trial by jury in any action, proceeding, or counterclaim involving any matter whatsoever arising out of or in any way connected with this contract or any services performed by Hive.

(a) THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA, WITHOUT REFERENCE TO PRINCIPLES OF CONFLICT OF LAWS. This Agreement may not be amended or modified except by a written agreement executed by the parties hereto or their respective successors and legal representatives. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

(b) In the event of any dispute over the terms of this Agreement, or their enforcement, the prevailing party shall have its reasonable attorneys' fees (whether before trial, during trial, on appeal, or otherwise) and costs paid by the other party.

(c) Any litigation arising from a dispute thereunder shall be litigated solely in the Circuit Court of the State of Florida in Hillsborough County, Florida, or in the Federal District Court for the Middle District of Florida, Tampa Division, and the parties hereto submit to the jurisdiction of such courts and agree that such courts shall be the sole situs of venue for the resolution of any such dispute through litigation. In any such litigation, copies of this Agreement shall be admissible in the event that the original is lost.

**TERMS:** Hive, LLC. payment terms are indicated on the Schedule of Payments section of this proposal and this equipment shall remain the property of Hive, LLC until all installation and equipment charges have been paid in full.

**PROMPT PAY DISCOUNT:** Any proposal paid in full prior to the start of the project, will received to a 2% DISCOUNT, however any proposal containing primarily Televisions will be paid 100% in full and excluded from any offers or discounts

**PAYMENT TYPES:** We gladly accept cash, check, wire transfer, or these major credit cards. Visa, Master Card, American Express and Discover. All credit card payments will be subject to a convenience fee of 4%. NOTE: Only Master Card & Visa are accepted for monthly reoccurring payments, such as security alarm monitoring.

{Wifi & Zigbee Disclaimer} There is no way to determine how the wifi or zigbee signals will react throughout the structure and during the construction phase. The wifi and zigbee strengths will be measured on a case by case basis at the time of the final equipment phase and may require additional equipment (ie.wifi or zigbee extenders).

I have read and understood the Wifi & Zigbee Disclaimer \_\_\_\_\_

We require 14 days advance notice before beginning each phase of the work.

<b>Parts Subtotal</b>	<b>\$646.98</b>
<b>Labor Subtotal</b>	<b>\$272.00</b>
<b>Shipping And Handling</b>	<b>\$19.41</b>
<b>Design &amp; Proj. Mgmt</b>	<b>\$45.95</b>
<b>Misc Parts</b>	<b>\$18.38</b>
<b>PIF Discount</b>	<b>\$0.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>

Initials: \_\_\_\_\_



Total \$1,002.72

	Payment Schedule	Percentage	Amount	Due Date
1	Change Order - 100% Payment in Full	100.00%	\$1,002.72	
	<b>Total Payments</b>		<b>\$1,002.72</b>	

  
Amanda King Rob Bosarge  
Date: 7/18/18

Tim Simpson

Date: \_\_\_\_\_

Initials: \_\_\_\_\_

# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 03/11/19  
Payable to: Jeffrey Ramer  
Address: 6806 Ebb Tide Ave.  
Apollo Beach, Fl 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001-36990-1025

Approved by:



Date Rec'd Bizzetta & Co., Inc. **MAR 12 2019**  
D/M approval Grant Phillips Date 3-13-2019  
Date entered **MAR 13 2019**  
Fund 001 GL 202050C  
Check # \_\_\_\_\_

# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$150.00  
Date: 03/11/19  
Payable to: Jeffrey Ramer  
Address: 6806 Ebb Tide Ave.  
Apollo Beach, Fl 33572  
Description: Room Rental Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001-36990-1025

Approved by:



Date Rec'd Rizzetta & Co., Inc. MAR 12 2019  
D/M approval Grant Phillips Date 3-13-2019  
Date entered MAR 13 2019  
Fund 001 GL 36900 OC 1025  
Check # \_\_\_\_\_

# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

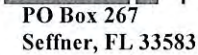
Amount: \$200.00  
Date: 3/12/2019  
Payable to: Kaitlyn Hallman  
Address: 7416 Sungold Meadow Ct  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by: Grant Phillips

MAR 13 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 3-13-2019  
Date entered MAR 13 2019  
Fund 001 GL 20205 OC \_\_\_\_\_  
Check # \_\_\_\_\_





**813-757-6501**

Date	Invoice #
3/1/2019	141589

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

Property Information

### Services for the month February 2019

Questions regarding this invoice? Please e-mail [arpayments@lmppro.com](mailto:arpayments@lmppro.com) or call 813-757-6500 and ask for Accounts Receivable.



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
2/28/2019	141881

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

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
St Augustine Fertilization	1	580.00	580.00
Bahia Fertilization	1	240.99	240.99
Celebration Bermuda Fertilization	1	300.00	300.00
<p style="text-align: right;">MAR 1 1 2019</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>3-13-2019</u></p> <p>Date entered <u>MAR 13 2019</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>			

February 2019			Total	\$1,120.99
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	3/30/2019	Balance Due	\$1,120.99

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
2/28/2019	141882

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

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
<b>Pest Control</b>          <div style="text-align: right;">MAR 11 2019</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>3-13-2019</u> Date entered <u>MAR 13 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	175.00	175.00

February 2019		Total	\$175.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	3/30/2019	<b>Balance Due</b> \$175.00





Date 2-11-19

Tlr#

96

**ARRIVE:**

DEPART:

☐ Complete

Sprayed Roundup on new clubhouse minutes

Use back as needed -->

**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

Bus. Lic. # JB136721

COI Lic. # JF 159948



Veh#	Tlr#
76	101

TECHNICIAN: Bonifacio Villegas	AIR TEMP 70	WIND SPEED/DIRECTION SSE 7mph	PRECIP% 0	ARRIVE: 8:35
HELPER: Randy Vazquez				DEPART: 10:15

INSTRUCTIONS/ TECHNICIAN NOTE(S):	<input type="checkbox"/> Incomplete	<input checked="" type="checkbox"/> Complete
-----------------------------------	-------------------------------------	--

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

Apply 16-0-16 with Barricade

fert all st Auguston Bermuda

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
16-0-16	500			st August Bermuda	PG	18
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. # JB136721

COI Lic. # JF159948

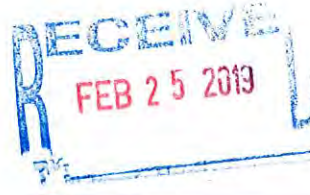
## Municipal Asset Management, Inc.

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

# INVOICE

INVOICE NO: 0617151  
DATE: 2/15/2019

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



DUE DATE	RENTAL PERIOD
3/18/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
10	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment.  Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>3-5-2019</u> Date entered <u>MAR 01 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>4725</u> Check # _____	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
0617151	3/18/2019	\$1,323.91	

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



## Municipal Asset Management, Inc.

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

# INVOICE

INVOICE NO: 0617199  
DATE: 3/15/2019

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

RECEIVED  
MAR 22 2019

BY: .....

DUE DATE	RENTAL PERIOD
4/18/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
11	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment.  Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>3-27-2019</u> Date entered <u>MAR 22 2019</u>	1,323.91

Fund 001 GL 57200 OC 4725

Check # \_\_\_\_\_

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
0617199	4/18/2019	\$1,323.91	<u>1323.91</u>

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



**NVIROTECT**  
PEST CONTROL SERVICES

16210 North Florida Avenue  
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:  
888.908.8388

www.nvirotect.com

## INVOICE

Waterset Central CDD  
7821 Paradiso Drive  
Apollo Beach, FL 33572

Date: 3/13/19

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Account Number: 12545

Invoice Number: 172447

Previous Balance: \$0.00

Commercial General Pests \$85.00

Sales Tax: \$0.00

Service Amount: \$85.00

Check /Cash: Waterset

Technician(s): Waterset

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Office	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input checked="" type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

### General Pest

- |   |  |
|---|--|
| <input type="checkbox"/> Acrobat Ants   | <input type="checkbox"/> Mud Daubers             |
| <input type="checkbox"/> Argentine Ants | <input type="checkbox"/> Pantry pests            |
| <input type="checkbox"/> Bed Bugs       | <input type="checkbox"/> Paper Wasps             |
| <input type="checkbox"/> Carpenter Ants | <input type="checkbox"/> Pharaoh Ants            |
| <input type="checkbox"/> Crazy Ants     | <input checked="" type="checkbox"/> Preventative |
| <input type="checkbox"/> Drain Flies    | <input type="checkbox"/> Roaches                 |
| <input type="checkbox"/> Fire Ants      | <input type="checkbox"/> Silverfish              |
| <input type="checkbox"/> Fleas          | <input type="checkbox"/> Spiders                 |
| <input type="checkbox"/> German Roaches | <input type="checkbox"/> Ticks                   |
| <input type="checkbox"/> Ghost Ants     | <input type="checkbox"/> _____                   |

### Treatment

- |  |   |
|--|---|
| <input type="checkbox"/> Advion Ant Bait Station .1% | <input type="checkbox"/> Niban FG 5%                |
| <input type="checkbox"/> Advion Ant Gel Bait .05%    | <input type="checkbox"/> Nyguard IGR                |
| <input type="checkbox"/> Avert Dry Flow Bait .054%   | <input checked="" type="checkbox"/> Perimeter Sweep |
| <input type="checkbox"/> Advion Roach Bait Stn .5%   | <input type="checkbox"/> Taurus .06%                |
| <input type="checkbox"/> Advion Roach Gel Bait .6%   | <input type="checkbox"/> Talstar Xtra .25%          |
| <input type="checkbox"/> Alpine Aerosol              | <input type="checkbox"/> Transport GHP .11%         |
| <input type="checkbox"/> Dekko Silver Fish Paks      | <input type="checkbox"/> Transport Mikron .11%      |
| <input type="checkbox"/> Delta Dust                  | <input type="checkbox"/> Ultracide .985%            |
| <input type="checkbox"/> Gentrol Liquid              | <input type="checkbox"/> Vector Bio 5               |
| <input checked="" type="checkbox"/> Inspection       | <input type="checkbox"/> Wasp Freeze .249%          |
| <input type="checkbox"/> Maxforce Quantum .03%       | <input type="checkbox"/> Web Out                    |
|  | <input type="checkbox"/> _____                      |

### Rodent Control

- ☐ Mice  
☐ Rats  
☐ \_\_\_\_\_

### Treatment

- |   |   |
|---|---|
| <input type="checkbox"/> CM Rat Snap Traps        | <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> Contrac Blox Rodent Bait | <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input type="checkbox"/> Final Blox Rodent Bait   | <input type="checkbox"/> Victor Glue Boards   |

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

MAR 15 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 3-20-2019

Date entered MAR 18 2019

Fund 001 GL 57200 OC 4616

Check # \_\_\_\_\_



Date  
02/18/19

Invoice #  
631858

Page 1 of 1

Bill to # 26507

**Waterset Central CDD**

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

Phone: . . . . .

Service Location # 252995

**Waterset Central CDD**

7281 Paradiso Drive

Apollo Beach, FL 33572

Phone: 813-677-2114

Terms Net 30

PO #

Call # 631858

Salesman -

Description	Amount
-------------	--------

**SERVICES PROVIDED**

**SERVICE**

**\*\*\* Time & Material**

**Labor**

Labor

**Hours Labor Type**

2.7500 Regular

RECEIVED  
FEB 22 2019

BY: .....

220.00

**WORK DESCRIPTION**

[[Tech #85528 Keith Fishel Service Date: 02/12/2019]]

- Emergency drain pan full of water
- Unit shut off on emergency drain pan safety switch
- Primary safety switch operating
- Inside air handler insulation for water
- Blower housing has water marks on it
- Fan speed on cooling set to 4
- Drop fan speed back to 2
- This improved refrigerant in delta T
- Found crack in drain pan
- Need drain pan and realign
- Parts needed

Drain pan

5 feet of insulation

2 lb of R410A

3/8 liquid line drier

Two men

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 3-5-2019

Date entered MAR 01 2019

Fund 001 GL 57200 OC 4620

Check # \_\_\_\_\_

	<b>SUB TOTAL</b>	<b>220.00</b>
	<b>SALES TAX</b>	<b>0.00</b>
	<b>TOTAL \$</b>	<b>220.00</b>



4595 118th Avenue North  
Clearwater, FL 33762  
727-527-7864

## INVOICE

DATE	INVOICE #	CUST #
2/22/2019	0000038489	0006822
2/22/2019		

### BILL TO:

Waterset CDD Central  
5844 Old Pasco Rd. Suite 100  
Wesley Chapel FL 33544

813-677-2114

### SHIP TO:

Waterset Clubhouse  
7281 Paradiso Dr  
Apollo Beach FL 33572

Work

P.O. NUMBER	TERMS	SALES PERSON
	COD	Austin Woodham

QUAN	Part #	DESCRIPTION	PRICE EACH	AMOUNT
1.00		Trip Charge Commercial Standard	75.00	75.00
1.00	CCLC0360015	Clean Out Condensate Drain Assembly.	100.00	100.00

Service Description - Found a clogged drain line and the pan to be full shutting down the system. Vacuumed the pan and the drain line. System is functioning at this time. Very likely if someone is cleaning the line they are not aware that two systems are connected to the line. This would mean that they would each need to be isolated as they are cleaned to allow the air handlers to each be vacuumed or purged.

Thank you for your business!

All repairs are warrantied for 30 days. Please call our office at 727-527-7864 if you have any questions about the invoice. We are happy to assist you.

MAR 07 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 3-11-2019

Date entered MAR 11 2019

Fund 001 GL 57200 OC 4620

Check # \_\_\_\_\_ Thank You!

Signature here \_\_\_\_\_

I agree with the services performed and technician recommendations

Dispatch Number :	93797	\$175.00		
Maintenance Agreement				
Dispatch Technician	Austin Woodham	TOTAL AMOUNT DUE TODAY		
Recieved By	LSWANSON	Date Dispatch Recieved	3/6/2019	
Equipment:				
Filter Size(s)		RA/SA Delta T		
A Company Where Honesty and Quality Work Hand in Hand				



L2RCACD70A 001254 1NNNNNNNNNN NNN NNN 001 001 002513 21077052.

**Rizzetta & Company, Inc.**

**3434 Colwell Avenue**

## Suite 200

**Tampa FL 33614**

# Invoice

Date	Invoice #
3/1/2019	INV0000039091

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

		Services for the month of	Terms	Client Number
		March	Upon Receipt	00168
Description		Qty	Rate	Amount
District Management Services	51300	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 style="text-align: right;">FEB 26 2019</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>3-5-2019</u></p> <p>Date entered <u>MAR 01 2019</u></p> <p>Fund <u>see above</u> GL <u>above</u> OC _____</p> <p>Check # _____</p>				
		<b>Subtotal</b>		\$3,850.00
		<b>Total</b>		\$3,850.00



**Rizzetta Technology Services**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
3/1/2019	INV0000004148

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Net 20	00168

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div style="text-align: right;">FEB 27 2019</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. _____</div> <div>D/M approval <u>Grant Phillips</u> Date <u>3-5-2019</u></div> <div>Date entered <u>MAR 01 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>			
<b>Subtotal</b>			\$175.00
<b>Total</b>			\$175.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
3/1/2019	5154

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

P.O. No.	Terms	Project
March 2019	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 style="text-align: right;">MAR 01 2019</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>3-5-2019</u> Date entered <u>MAR 01 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>4625</u> Check # _____</div>	1,850.00	1,850.00
Thank you for your business.		<b>Total</b>	\$1,850.00

Phone #

(727) 271-1395

# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00

Date: 2/21/2019

Payable to:

Tanya Little Tanya Little

Address:

1312 Milestone  
Apollo Beach, FL 33572

Description: Rental Deposit Refund

Requestor: Ann Caley

Special Instructions:

1) Code to 001-36990-1025

Approved by:



Dis' by Fac'd Rizzetta & Co., Inc. MAR - 7 2019

D/M approval Grant Phillips Date 3-11-2019

Date entered MAR 11 2019

I - 001 GL 20205 OC

by 11





RECEIVED  
MAR 18 2019

BY: .....

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

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/05/2019

Account: 221003491596

Current month's charges:	\$2,536.86
Total amount due:	\$2,355.32
Payment Due By:	03/26/2019

### Your Account Summary

Previous Amount Due	\$2,568.38
Payment(s) Received Since Last Statement	-\$2,568.38
Miscellaneous Credits	-\$181.54
Credit balance after payments and credits	-\$181.54
Current Month's Charges	\$2,536.86
<b>Total Amount Due</b>	<b>\$2,355.32</b>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 3-20-2019

Date entered MAR 18 2019

Fund 001 GL 53100 OC 4301=1378.52

Check # 001 53100 4307=1158.34

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



A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with  
Zap Cap Systems® Premium Service –  
advanced surge protection and back-up power.

Receive **free installation** now through  
April 30, 2019.

Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call  
877 SURGE 22 to learn more and sign up.

### Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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



See reverse side for more information

Account: 221003491596

Current month's charges:	\$2,536.86
Total amount due:	\$2,355.32
Payment Due By:	03/26/2019

Amount Enclosed \$

637802866066



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

6378028660662210034915960000002355323





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

866-832-6249

### 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 33631-3318

### 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 amount to cover the cost of providing service to your location.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**Budget Billing** – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tampaelectric.com](http://tampaelectric.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit [tampaelectric.com](http://tampaelectric.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [tampaelectric.com](http://tampaelectric.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

**Account:** 221003491596  
**Statement Date:** 03/05/2019  
**Current month's charges due** 03/26/2019

**RECEIVED**  
MAR 18 2019

BY: .....

## Details of Charges – Service from 01/31/2019 to 03/01/2019

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

Rate Schedule: General Service Demand - Standard

Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	03/01/2019	31,627		20,902		10,725 kWh	1	30 Days
C16057	03/01/2019	16.27		0		16.27 kW	1	30 Days

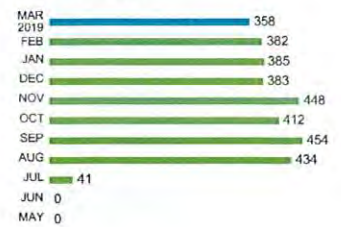
Basic Service Charge		\$30.24
Demand Charge	16 kW @ \$10.59000/kW	\$169.44
Energy Charge	10,725 kWh @ \$0.01596/kWh	\$171.17
Fuel Charge	10,725 kWh @ \$0.02719/kWh	\$291.61
Capacity Charge	16 kW @ \$0.32000/kW	\$5.12
Energy Conservation Charge	16 kW @ \$1.17000/kW	\$18.72
Environmental Cost Recovery	10,725 kWh @ \$0.00220/kWh	\$23.60
Florida Gross Receipt Tax		\$18.20
<b>Electric Service Cost</b>		<b>\$728.10</b>
State Tax		\$68.81

**Total Electric Cost, Local Fees and Taxes**

**\$796.91**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



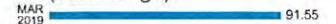
### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



## Details of Charges – Service from 01/31/2019 to 03/01/2019

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
C16276	03/01/2019	14,631		8,904		5,727 kWh	1	30 Days
C16276	03/01/2019	19.81		0		19.81 kW	1	30 Days

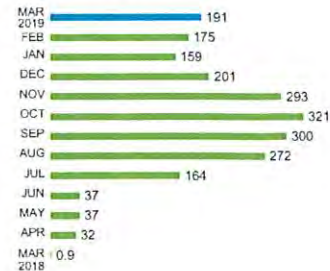


## Details of Charges – Service from 01/31/2019 to 03/01/2019 *continued*

Basic Service Charge		\$18.14
Energy Charge	5,727 kWh @ \$0.06011/kWh	\$344.25
Fuel Charge	5,727 kWh @ \$0.02719/kWh	\$155.72
Florida Gross Receipt Tax		\$13.28
<b>Electric Service Cost</b>		<b>\$531.39</b>
State Tax		\$50.22
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$581.61</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Details of Charges – Service from 01/30/2019 to 02/27/2019

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

Rate Schedule: Lighting Service

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	660 kWh @ \$0.02930/kWh	\$19.34
Fixture & Maintenance Charge	28 Fixtures	\$426.36
Lighting Pole / Wire	28 Poles	\$602.84
Lighting Fuel Charge	660 kWh @ \$0.02691/kWh	\$17.76
Florida Gross Receipt Tax		\$0.95
State Tax		\$91.09

**Lighting Charges** **\$1,158.34**

**Total Current Month's Charges** **\$2,536.86**

### Miscellaneous Credits

Deposit Refund	-\$181.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.54

**Total Current Month's Credits** **-\$181.54**

## 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.

### Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.



# Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at [tampaelectric.com/bizsave](http://tampaelectric.com/bizsave) and get started saving.

## More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit [tecoaccount.com](http://tecoaccount.com) to view your bill online.

## We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at [tampaelectric.com](http://tampaelectric.com) or call us to speak with a dedicated Business and Industry specialists:

**Hillsborough County** (813) 228-1010

**Polk County** (863) 299-0800

**All other counties and out-of-state** (888) 223-0800

## Effective April 2019

### Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$0.03 per kW
Energy Conservation Charge:	\$1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

### Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

### Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$3.57 per kW of billing demand \$7.02 per kW of peak billing demand
	<b>On-Peak</b> <b>Off-Peak</b>
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$(0.03) per kW
Energy Conservation Charge:	\$1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

### Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$(0.03) per kW
Energy Conservation Charge:	\$0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

### Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$3.11 per kW of billing demand
	<b>On-Peak</b> <b>Off-Peak</b>
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$(0.03) per kW
Energy Conservation Charge:	\$0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.







## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 03/05/2019

Account: 221003734730

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

RECEIVED  
MAR 18 2019  
BY: .....

Current month's charges:	\$357.14
Total amount due:	\$357.14
Payment Due By:	03/26/2019

### Your Account Summary

Previous Amount Due	\$639.48
Payment(s) Received Since Last Statement	-\$639.48
Current Month's Charges	\$357.14
<b>Total Amount Due</b>	<b>\$357.14</b>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 3-20-2019  
Date entered MAR 18 2019  
Fund 001 GL 53200 OC 4301  
Check # \_\_\_\_\_

### Help us avoid service interruptions



Know what's below.  
Call before you dig.

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting

trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [peoplesgas.com/callbeforeyoudig](http://peoplesgas.com/callbeforeyoudig).

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

### Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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



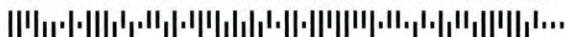
See reverse side for more information

Account: 221003734730

Current month's charges:	\$357.14
Total amount due:	\$357.14
Payment Due By:	03/26/2019
Amount Enclosed	\$

646444833864

00005831 02 AB 0.40 33544 FTECO103061901375910 00000 06 010000000 008 09 38896 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

6464448338642210037347300000000357149





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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



Account: 221003734730  
Statement Date: 03/05/2019  
Current month's charges due 03/26/2019

**RECEIVED**  
MAR 18 2019

BY: .....

**Details of Current Month's Charges – Service from - 01/31/2019 to 02/28/2019**

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

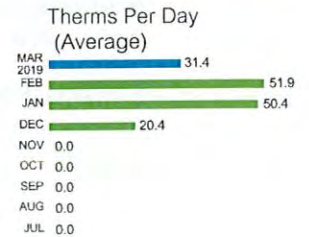
Rate Schedule: General Service 1 - Transportation

Meter Location: Pool Heaters

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
ANX04032	02/28/2019	4,032		3,247		785 CCF		1.040		1.1168		911.8 Therms	29 Days

Customer Charge											\$33.26	
Distribution Charge				911.8 THMS @ \$0.30790							\$280.74	
Swing Service Charge				911.8 THMS @ \$0.02080							\$18.97	
Florida Gross Receipts Tax											\$24.17	
<b>Natural Gas Service Cost</b>											<b>\$357.14</b>	
<b>Total Current Month's Charges</b>											<b>\$357.14</b>	

**Peoples Gas Usage History**



00005831-0012355- Page 3 of 14





# Pee-eww!

Did you know that natural gas, in its natural state, has no color and no odor? For your safety, a chemical ingredient is added to natural gas which gives it an odor often described like rotten eggs (gross!). This unpleasant odor helps increase your awareness in the event of a gas leak. Additionally, to ensure there is adequate odorant in the gas, we perform "sniff" tests at various points throughout our pipeline system on a monthly basis.

### **Smell gas? Get outta there and call us.**

If you suspect a natural gas leak, check your pilot lights or see if a burner valve has been left partially on. If you can't find the source, open windows and doors to disperse the natural gas and call us at **877-TECO-PGS (877-832-6747)**. We have someone ready to answer calls about leaks or other natural gas emergencies 24/7.

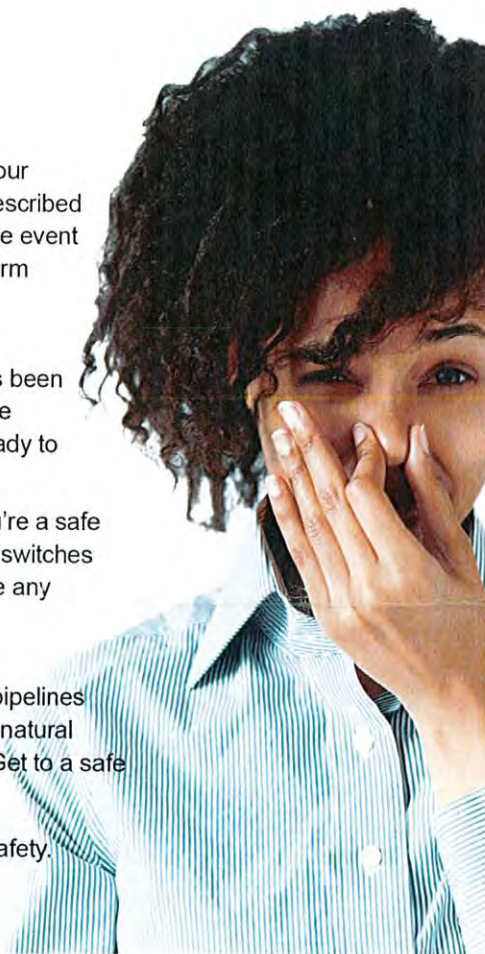
If the odor is extremely strong, leave the building immediately and call us when you're a safe distance away. Do not use your phone or light anything flammable. Do not operate switches or electrical devices, or pull any plugs from outlets. Any of these actions could ignite any natural gas that may have accumulated.

### **Breathe easy.**

A natural gas leak is a rare occurrence. According to federal statistics, natural gas pipelines are the nation's safest and most reliable energy transportation system. If you smell natural gas or suspect a natural gas leak, we're here to help – 24 hours a day, every day. Get to a safe location and call us at **877-TECO-PGS (877-832-6747)**.

Visit [peoplesgas.com/safety](http://peoplesgas.com/safety) for safety tips and to learn more about natural gas safety.

PGS052117



## **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!

PGS092218





## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 03/05/2019

Account: 221004023737

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

Current month's charges:	\$36.10
Total amount due:	\$36.10
Payment Due By:	03/26/2019

### Your Account Summary

Previous Amount Due	\$35.64
Payment(s) Received Since Last Statement	-\$35.64
Current Month's Charges	\$36.10
<b>Total Amount Due</b>	<b>\$36.10</b>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 3-20-2019  
Date entered MAR 18 2019  
Fund 001 GL 53200 OC 4301  
Check # \_\_\_\_\_

### Help us avoid service interruptions



Know what's below.  
Call before you dig.

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting

trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [peoplesgas.com/callbeforeyoudig](http://peoplesgas.com/callbeforeyoudig).

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

### Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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



See reverse side for more information

Account: 221004023737

Current month's charges:	\$36.10
Total amount due:	\$36.10
Payment Due By:	03/26/2019
Amount Enclosed	\$

688420088767



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

6884200887672210040237370000000036106





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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





# ACCOUNT INVOICE



Account: 221004023737  
 Statement Date: 03/05/2019  
 Current month's charges due 03/26/2019

**RECEIVED**  
 MAR 18 2019  
 BY: .....

## Details of Current Month's Charges – Service from - 01/31/2019 to 02/28/2019

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
SHI14676	02/28/2019	3	-	3	=	0 CCF	x	1.040	x	1.0000	=	0.0 Therms	29 Days

Customer Charge

\$33.26

**Natural Gas Service Cost**

**\$33.26**

State Tax

\$2.84

**Total Natural Gas Cost, Local Fees and Taxes**

**\$36.10**

**Total Current Month's Charges**

**\$36.10**

### Peoples Gas Usage History

Therms Per Day  
(Average)

MAR 0.0  
 2019  
 FEB 0.0  
 JAN 0.0  
 DEC 0.0  
 NOV 0.0  
 OCT 0.0  
 SEP 0.0  
 AUG 0.0  
 JUL 0.0  
 JUN 0.0

00005831-0012357-Page 7 of 14





# Pee-eww!

Did you know that natural gas, in its natural state, has no color and no odor? For your safety, a chemical ingredient is added to natural gas which gives it an odor often described like rotten eggs (gross!). This unpleasant odor helps increase your awareness in the event of a gas leak. Additionally, to ensure there is adequate odorant in the gas, we perform "sniff" tests at various points throughout our pipeline system on a monthly basis.

## **Smell gas? Get outta there and call us.**

If you suspect a natural gas leak, check your pilot lights or see if a burner valve has been left partially on. If you can't find the source, open windows and doors to disperse the natural gas and call us at **877-TECO-PGS (877-832-6747)**. We have someone ready to answer calls about leaks or other natural gas emergencies 24/7.

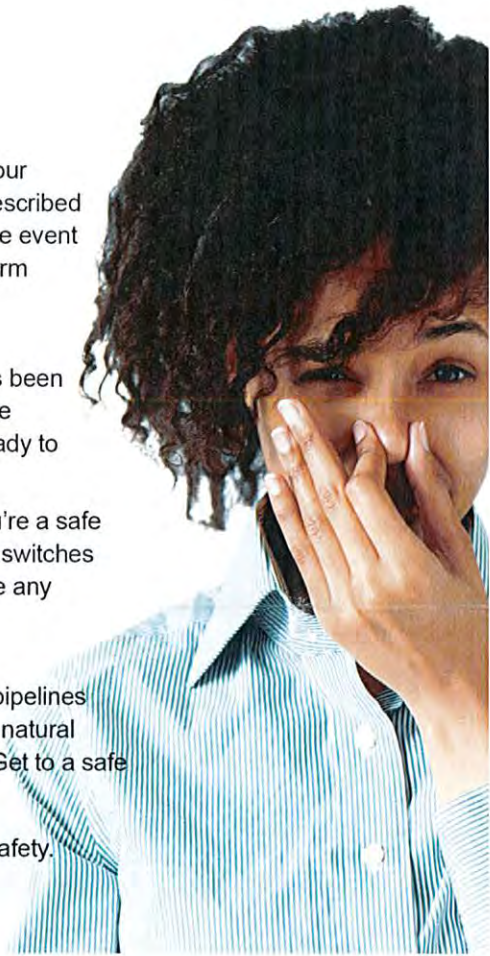
If the odor is extremely strong, leave the building immediately and call us when you're a safe distance away. Do not use your phone or light anything flammable. Do not operate switches or electrical devices, or pull any plugs from outlets. Any of these actions could ignite any natural gas that may have accumulated.

## **Breathe easy.**

A natural gas leak is a rare occurrence. According to federal statistics, natural gas pipelines are the nation's safest and most reliable energy transportation system. If you smell natural gas or suspect a natural gas leak, we're here to help – 24 hours a day, every day. Get to a safe location and call us at **877-TECO-PGS (877-832-6747)**.

Visit [peoplesgas.com/safety](http://peoplesgas.com/safety) for safety tips and to learn more about natural gas safety.

PGS052117



## **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!

PGS092218



MAR 13 2019

Statement Date: 03/05/2019

Account: 221006521464

WATERSET CENTRAL CDD POOL HEATERS  
7302 PARADISO DR  
APOLLO BEACH, FL 33572

**Current month's charges:** \$209.55  
**Total amount due:** \$209.55  
**Payment Due By:** 03/26/2019

**Your Account Summary**

Previous Amount Due \$0.00  
Payment(s) Received Since Last Statement \$0.00  
**Current Month's Charges** \$209.55  
**Total Amount Due** \$209.55

RECEIVED

MAR 11 2019

Approval Grant Phillips Date 3-13-2019

Date entered MAR 13 2019

und 001 GL 53200 OC 4301 = 89.55  
001 15601 = 120.00

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

**Zap Cap**  
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019.

Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877 SURGE 22 to learn more and sign up.

**Beware of scams targeting utility customers**

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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: 221006521464

**Current month's charges:** \$209.55  
**Total amount due:** \$209.55  
**Payment Due By:** 03/26/2019

**Amount Enclosed** \$

687185521100

00004493 02 AB 0.40 33625 FTECO103061901375910 00000 06 01000000 004 09 37558 004



WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

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



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

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 33631-3318

### 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 amount to cover the cost of providing service to your location.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**Budget Billing** – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tampaelectric.com](http://tampaelectric.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit [tampaelectric.com](http://tampaelectric.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [tampaelectric.com](http://tampaelectric.com) or call 866-689-6469. (A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



**Account:** 221006521464  
**Statement Date:** 03/05/2019  
**Current month's charges due** 03/26/2019

## Details of Charges – Service from 02/08/2019 to 02/28/2019

Service for: 7302 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
E97424	02/28/2019	3		0		3 kWh	1	21 Days
<div> <div>Basic Service Charge</div> <div>Energy Charge</div> <div>Fuel Charge</div> <div>Florida Gross Receipt Tax</div> <div><b>Electric Service Cost</b></div> <div>State Tax</div> <div><b>Total Electric Cost, Local Fees and Taxes</b></div> <div><b>Other Fees and Charges</b></div> <div>Electric Security Deposit</div> <div>Elec Connection Chrg Initial</div> <div><b>Total Other Fees and Charges</b></div> <div><b>Total Current Month's Charges</b></div> </div> <div> <div>\$12.70</div> <div>3 kWh @ \$0.06011/kWh \$0.18</div> <div>3 kWh @ \$0.02719/kWh \$0.08</div> <div>\$0.33</div> <div><b>\$13.29</b></div> <div>\$1.26</div> <div><b>\$14.55</b></div> <div></div> <div>\$120.00</div> <div>\$75.00</div> <div><b>\$195.00</b></div> <div><b>\$209.55</b></div> </div>							<div><b>Tampa Electric Usage History</b></div> <div>Kilowatt-Hours Per Day (Average)</div> <div>MAR 2019  0.1</div>	

## Important Messages

### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

### Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.



# Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at [tampaelectric.com/bizsave](http://tampaelectric.com/bizsave) and get started saving.

## More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit [tecoaccount.com](http://tecoaccount.com) to view your bill online.

## We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at [tampaelectric.com](http://tampaelectric.com) or call us to speak with a dedicated Business and Industry specialists:

**Hillsborough County** (813) 228-1010

**Polk County** (863) 299-0800

**All other counties and out-of-state** (888) 223-0800

## Effective April 2019

### Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

### Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

### Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	<b>On-Peak</b> <b>Off-Peak</b>
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

### Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

### Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand <b>On-Peak</b> <b>Off-Peak</b>
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.



MAR 13 2019

Statement Date: 03/05/2019

Account: 221006546453

WATERSET CENTRAL CDD POOL HEATERS  
6002 COVINGTON GARDEN DR S  
APOLLO BEACH, FL 33572

Current month's charges:	\$205.48
Total amount due:	\$205.48
Payment Due By:	03/26/2019

**Your Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$205.48
<b>Total Amount Due</b>	<b>\$205.48</b>

RECEIVED  
MAR 11 2019  
1/M approval Grant Phillips Date 3-13-2019  
late entered MAR 13 2019  
und 001 GL 53200 OC 4301 = 85.48  
001 15601 = 120.00

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

**Zap Cap**  
SYSTEMS®  
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019.

Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877 SURGE 22 to learn more and sign up.

**Beware of scams targeting utility customers**

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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: 221006546453

Current month's charges:	\$205.48
Total amount due:	\$205.48
Payment Due By:	03/26/2019

Amount Enclosed \$

673605282822



WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

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



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

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 33631-3318

### 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 amount to cover the cost of providing service to your location.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**Budget Billing** – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tampaelectric.com](http://tampaelectric.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit [tampaelectric.com](http://tampaelectric.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [tampaelectric.com](http://tampaelectric.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

**Account:** 221006546453  
**Statement Date:** 03/05/2019  
**Current month's charges due** 03/26/2019

**Details of Charges – Service from 02/14/2019 to 02/28/2019**

Service for: 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J91796	02/28/2019	3		0		3 kWh	1	15 Days
Basic Service Charge						\$9.07	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						3 kWh @ \$0.06011/kWh \$0.18		
Fuel Charge						3 kWh @ \$0.02719/kWh \$0.08		
Florida Gross Receipt Tax						\$0.24		
<b>Electric Service Cost</b>						<b>\$9.57</b>		
State Tax						\$0.91		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$10.48</b>	
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$120.00		
Elec Connection Chrg Initial						\$75.00		
<b>Total Other Fees and Charges</b>							<b>\$195.00</b>	
<b>Total Current Month's Charges</b>							<b>\$205.48</b>	

**Important Messages**
**Welcome to Tampa Electric!**

 Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

**Prorated Bill**

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.





# Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at [tampaelectric.com/bizsave](http://tampaelectric.com/bizsave) and get started saving.

## More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit [tecoaccount.com](http://tecoaccount.com) to view your bill online.

## We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at [tampaelectric.com](http://tampaelectric.com) or call us to speak with a dedicated Business and Industry specialists:

**Hillsborough County** (813) 228-1010

**Polk County** (863) 299-0800

**All other counties and out-of-state** (888) 223-0800

## Effective April 2019

### Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

### Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

### Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month	
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand	
	<b>On-Peak</b>	<b>Off-Peak</b>
Energy Charge:	2.921 (¢ per kWh)	1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh)	3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW	
Energy Conservation Charge:	\$ 1.17 per kW	
Environmental Charge:	0.220 (¢ per kWh)	

### Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

### Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month	
Demand Charge:	\$ 3.11 per kW of billing demand	
	<b>On-Peak</b>	<b>Off-Peak</b>
Energy Charge:	2.524 (¢ per kWh)	2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh)	3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW	
Energy Conservation Charge:	\$ 0.93 per kW	
Environmental Charge:	0.214 ¢ per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.



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

Limit \$1,500.00  
February 2019

3/7/2019

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

*Attach all receipts to this form.*

				Clubhouse Facility Supplies	Clubhouse Maintenance & Repairs	Clubhouse Cleaning	Clubhouse Office Supplies
				001-57200- 4619	001-57200- 4701	001-57200- 4707	001-57200- 5101
Date	Vendor Name	Description	Amount				
02/07/19	Sam's Club	Tool Box, Copy Paper	(66.78)	(36.80)			(29.98)
02/08/19	Lowe's	Maintenance Gloves	(29.96)	(29.96)			
02/11/19	Lowe's	Keys	(5.17)	(5.17)			
02/11/19	MinuteKey	Keys	(29.34)				(29.34)
02/18/19	Walmart	Printer Ink	(179.76)				(179.76)
02/18/19	Amazon.com	Webout-Spider Spray	(42.84)		(42.84)		
2/18/2019	Amazon.com	Box for Fitness Room	(23.99)		(23.99)		
2/20/2019	Sam's Club	Cleaning & Office Supplies	(94.49)			(73.60)	(20.89)
2/25/2019	Lowe's	Numbers for Gym Equipment	(3.68)		(3.68)		
2/26/2019	Lowe's	Cleaning Supplies	(191.75)			(191.75)	
3/1/2019	Sam's Club	Cash Box & Files	(28.96)				(28.96)
	<b>TOTAL</b>	001-10102	<b>(696.72)</b>	<b>(71.93)</b>	<b>(70.51)</b>	<b>(265.35)</b>	<b>(288.93)</b>

DM Approval:

*Grant Phillips*

Date:

3-7-2019

Waterset *Central* ... CDD

### Clubhouse Debit Card

Date: 2/7/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	36.80
Office Supplies	001-57200-5101	29.98
Misc	001-57200-4735	
Receipt Total		66.78

Description of purchase: Tool Box Fee

Maintenance

copy paper



### Self Checkout

CLUB MANAGER LEE GALLIGHER  
( 813 ) 371 - 2394

02/07/19 12:16 3144 04801 092 9092

#### WATERSET

980004019	MHCOPY PAPE	29.98 E
980140202	24IN TOOLBO	14.91 E
980133225	45PC TOOLSE	14.91 E
386943	GLASS CLEAN	6.98 E
	SUBTOTAL	66.78
	TOTAL	66.78
	DEBIT TEND	66.78
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY  
66.78 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID: 0081 APPR CODE 193339

DEBIT  
AID A0000000042203  
TC 2880428C113694FC  
\*Pin Verified  
TERMINAL # SC011276

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 4

TC# 0046 5875 3715 1032 9840



Happy to Help

Waterset *Central* CDD

Clubhouse Debit Card

Date: 2/8/19

Completed By: G. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	29.96
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		29.96

Description of purchase:

Gloves for maintenance



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

-- SALE --

SALES#: S1911FGI 1238244 TRANS#: 10630183 02-08-19

332970 100-CT NITRILE GLOVE 29.96  
2 @ 14.98

SUBTOTAL: 29.96

TOTAL TAX: 0.00

INVOICE 10606 TOTAL: 29.96

M/C: 29.96

M/C:XXXXXXXXXX4045 AMOUNT:29.96 AUTHCD:002664

CHIP REFID:191110469759 02/08/19 07:49:17

CUSTOMER CODE: no

APL: DEBIT MASTERCARD TVR: 0000048000

AID: A0000000041010 TSI: E800

STORE: 1911 TERMINAL: 10 02/08/19 07:50:07

# 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: DAHON KILLICK

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



Central  
Waterset North CDD

Clubhouse Debit Card

Date: 2/12/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	85.17
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		85.17

Description of purchase:

Keys for Key Box @  
Central



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

- SALE -

2/12/19 SALES# FSTLANE2 13 TRANS# 5916777 02-11-19

71888 HM #68 SCHLAGE BRASS KEY 2.38  
33281 HM #95 SCHLAGE 6-PIN BRAS 2.38

SUBTOTAL: 4.76

TAX: 0.41

INVOICE 05710 TOTAL: 5.17

H/C: 5.17

H/C: XXXXXXXXXXXX4045 AMOUNT: 5.17 AUTHCD: 001942

CHIP REFID: 191105154914 02/11/19 15:26:03

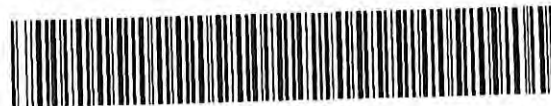
APL: DEBIT MASTERCARD TVR: 0000048000

ATD: A0000000041010 TSI: E800

STORE: 1911 TFRHIAL: 05 02/11/19 15:26:17

# 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: DANON KILLICK

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

Central  
Waterset North CDD

Clubhouse Debit Card

Date: 2/11/12

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	\$29.34
Misc	001-57200-4735	
Receipt Total		\$29.34

(9x \$3.26)

2/12/19

Description of purchase: \_\_\_\_\_

Keys for key Box  
9 receipts  
for \$3.26 ea.

Reply all | Delete | Junk | ...



## minuteKEY Receipt

M

minuteKEY <info@minutekey.com>

Yesterday, 3:06 PM

Barry Mazzoni ✓



Reply all | ✓

minuteKEY - The National Forest Foundation Key, 11208

### RECEIPT

Sale Date: February 11, 2019 3:03:14 PM

Kiosk: 11208

Location: Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

Transaction: U112085C61D4B3

Item	Quantity	Amount
Key - Brass	1	\$3.00
Sub Total:		\$3.00
Tax:		\$0.26
Grand Total:		\$3.26

Name: BARRY MAZZONI

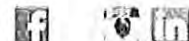
Card number: xxxxxxxxxxxx4045

Thank you for using minuteKEY! Questions or concerns? Contact us at [www.minutekey.com/customer-service](http://www.minutekey.com/customer-service)



PLANT 1 TREE WHEN YOU BUY 2 NATIONAL FOREST FOUNDATION KEYS

minuteKEY has partnered with the National Forest Foundation and is planting a tree for every two NFF keys purchased!



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## minuteKEY Receipt

M

minuteKEY <info@minutekey.com>

Yesterday, 3:00 PM

Barry Mazzoni ▾



📧 Reply all | ▾

[minuteKEY Receipt - February 11, 2019 2:58:50 PM](#)

### RECEIPT

**Sale Date:** February 11, 2019 2:58:50 PM

**Kiosk:** 11208

**Location:** Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

**Transaction:** U112085C61D3AA

Item	Quantity	Amount
Key - Brass	1	\$3.00
		<b>Sub Total: \$3.00</b>
		<b>Tax: \$0.26</b>
		<b>Grand Total: \$3.26</b>

**Name:** BARRY MAZZONI

**Card number:** xxxxxxxxxxxx4045

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## minuteKEY Receipt

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minuteKEY <info@minutekey.com>

Yesterday, 2:57 PM

Barry Mazzoni ▾



🔍 Reply all | ▾

[minuteKEY - The only KEY to a better tomorrow](#)

### RECEIPT

Sale Date: February 11, 2019 2:53:39 PM

Kiosk: 11208

Location: Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

Transaction: U112085C61D267

Item	Quantity	Amount
Key - Brass	1	\$3.00
		<b>Sub Total: \$3.00</b>
		<b>Tax: \$0.26</b>
		<b>Grand Total: \$3.26</b>

Name: BARRY MAZZONI

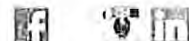
Card number: xxxxxxxxxxxx4045

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and is planting a tree for every two NFF keys purchased!



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## minuteKEY Receipt

M

minuteKEY <info@minutekey.com>

Yesterday, 2:57 PM

Barry Mazzoni ✓



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minuteKEY Receipt - February 11, 2019 2:53:39 PM

### RECEIPT

Sale Date: February 11, 2019 2:53:39 PM

Kiosk: 11208

Location: Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

Transaction: U112085C61D267

Item	Quantity	Amount
Key - Brass	1	\$3.00
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Tax:		\$0.26
Grand Total:		\$3.26

Name: BARRY MAZZONI

Card number: xxxxxxxxxxxx4045

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minuteKEY <info@minutekey.com>

Yesterday, 2:57 PM

Barry Mazzoni ✉



📧 Reply all | ▾

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### RECEIPT

Sale Date: February 11, 2019 2:55:55 PM

Kiosk: 11208

Location: Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

Transaction: U112085C61D2FA

Item	Quantity	Amount
Key - Brass	1	\$3.00
Sub Total:		\$3.00
Tax:		\$0.26
Grand Total:		\$3.26

Name: BARRY MAZZONI

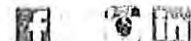
Card number: xxxxxxxxxxxx4045

Thank you for using minuteKEY! Questions or concerns? Contact us at [www.minutekey.com/customer-service](http://www.minutekey.com/customer-service)



PLANT 1 TREE WHEN YOU BUY 2 NATIONAL FOREST FOUNDATION KEYS

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## minuteKEY Receipt

M

minuteKEY <info@minutekey.com>

Yesterday, 2:57 PM

Barry Mazzoni ✉

🔍 🔄 Reply all | ⌵

minuteKEY Co. - The vendor that sells MinuteKey Machines™

### RECEIPT

Sale Date: February 11, 2019 2:55:55 PM

Kiosk: 11208

Location: Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

Transaction: U112085C61D2FA

Item	Quantity	Amount
Key - Brass	1	\$3.00
Sub Total:		\$3.00
Tax:		\$0.26
Grand Total:		\$3.26

Name: BARRY MAZZONI

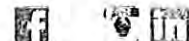
Card number: xxxxxxxxxxxx4045

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M

minuteKEY <info@minutekey.com>

Yesterday, 2:57 PM

Barry Mazzoni ▾

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minuteKEY: The world's first self-service key machine

### RECEIPT

Sale Date: February 11, 2019 2:55:55 PM

Kiosk: 11208

Location: Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

Transaction: U112085C61D2FA

Item	Quantity	Amount
Key - Brass	1	\$3.00
		Sub Total: \$3.00
		Tax: \$0.26
		Grand Total: \$3.26

Name: BARRY MAZZONI

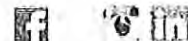
Card number: xxxxxxxxxxxx4045

Thank you for using minuteKEY! Questions or concerns? Contact us at [www.minutekey.com/customer-service](http://www.minutekey.com/customer-service)



PLANT 1 TREE WHEN YOU BUY 2 NATIONAL FOREST FOUNDATION KEYS

minuteKEY has partnered with the National Forest Foundation and is planting a tree for every two NFF keys purchased!





🔗 Reply all | ▾ 🗑 Delete Junk | ▾ ⋮

✕

## minuteKEY Receipt

M

minuteKEY <info@minutekey.com>

Yesterday, 3:09 PM

Barry Mazzoni ▾



🔗 Reply all | ▾

-----

### RECEIPT

Sale Date: February 11, 2019 3:07:51 PM

Kiosk: 11208

Location: Lowe's, 10425 GIBSONTOWN DRIVE, RIVERVIEW, FL 33578

Transaction: U112085C61D5C8

Item	Quantity	Amount
Key - Brass	1	\$3.00
Sub Total:		\$3.00
Tax:		\$0.26
Grand Total:		\$3.26

Name: BARRY MAZZONI

Card number: xxxxxxxxxxxx4045

Thank you for using minuteKEY! Questions or concerns? Contact us at [www.minutekey.com/customer-service](http://www.minutekey.com/customer-service)



PLANT 1 TREE WHEN YOU BUY 2 NATIONAL FOREST FOUNDATION KEYS

minuteKEY has partnered with the National Forest Foundation and is planting a tree for every two NFF keys purchased!



✕

## M



Barry Mazzoni ▾

# RECEIPT

Transaction: U112085C61D2FA

minuteKEY has partnered with the National Forest Foundation and is planting a tree for every two NFF keys purchased!



Waterset *central* CDD

### Clubhouse Debit Card

Date: 2/19/19

Completed By: *JB. Mazzoni*

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	<i>8177.76</i>
Misc	001-57200-4735	
Receipt Total		<i>179.76</i>

Description of purchase:

*Printer ink*

See back of receipt for your chance  
to win \$1000 ID #:7N4YCN160K9W

**Walmart** \*

813-262-2180 Mar:MICHAEL SMITH  
28500 STATE ROAD 64  
WESLEY CHAPEL, FL 33543  
ST# 03418 DP# 002081 TE# 71 TR# 06920  
CANON CRG137 001380324293  
2 AT 1 FOR 84.00 168.00 X  
SUBTOTAL 168.00  
TAX 1 7.000 % 11.76  
TOTAL 179.76  
DEBIT TEND 179.76  
CHANGE DUE 0.00  
EFT DEBIT  
179.76 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
REF # 905000767043  
NETWORK ID. 0090 APPR CODE 775872  
DEBIT  
AID A0000000042203  
TC 9F1E2561FCE32A6E  
\*Pin Verified  
TERMINAL # MX964628

*2/19/19*

02/18/19 19:24:00

# ITEMS SOLD 2

TC# 5316 2598 1342 0145 2671 8



02/18/19 19:24:04

Scan with Walmart app to save receipts





Waterset <sup>Central</sup> 1 CDD

**Clubhouse Debit Card**

Date: 2/18/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	42.84
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		42.84

2/19/19

Description of purchase: \_\_\_\_\_

webout - spider spray  
for ceilings

Details for Order #113-1803629-1078633

[Print this page for your records.](#)

**Order Placed:** February 18, 2019

**Amazon.com order number:** 113-1803629-1078633

**Order Total: \$42.84**

**Not Yet Shipped**

**Items Ordered**

1 of: *Natures Element Web Out*

Sold by: Solutions Pest & Lawn ([seller profile](#))

Condition: New

**Price**

**\$42.84**

**Shipping Address:**

Barry Mazzoni c/o Waterset CDD

7012 SAIL VIEW LN

APOLLO BEACH, FL 33572-1550

United States

**Shipping Speed:**

Economy Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4045

Item(s) Subtotal: \$42.84

Shipping & Handling: \$0.00

**Billing address**

Barry Mazzoni

9428 Camden Field Pkwy

Riverview, Florida 33578

United States

Total before tax: \$42.84

Estimated tax to be collected: \$0.00

**Grand Total: \$42.84**

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

Waterset *Central* CDD

Clubhouse Debit Card

Date: 2-18-19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$23.99
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$23.99

2/19/19

Description of purchase: Central CDD -  
Maintenance Reporting  
Box For Fitness Room



**Details for Order #113-8921203-9742601**

Print this page for your records.

**Order Placed:** February 18, 2019

**Amazon.com order number:** 113-8921203-9742601

**Order Total:** \$23.99

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Adir Wall Mountable Steel Suggestion Box with Lock - Donation Box - Collection Box - Ballot Box - Key Drop Box (Black) with 25 Free Suggestion Cards*

\$23.99

Sold by: TigerSupplies ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

**Shipping Address:**

Barry Mazzone c/o Waterset CDD  
7012 SAIL VIEW LN  
APOLLO BEACH, FL 33572-1550  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4045

Item(s) Subtotal: \$23.99

Shipping & Handling: \$0.00

**Billing address**

Barry Mazzone  
9428 Camden Field Pkwy  
Riverview, Florida 33578  
United States

Total before tax: \$23.99

Estimated tax to be collected: \$0.00

**Grand Total: \$23.99**

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

Waterset *Central* CDD

# Clubhouse Debit Card

Date: 2/20/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	73.60
Office Supplies	001-57200-5101	20.89
Misc	001-57200-4735	
Receipt Total		94.49

Description of purchase:

Cleaning & Restroom Supplies

Office Supplies - paper clips/  
Binder Clips / receipt  
Book for Gathering Room  
Rental Checks & Deposits



## Self Checkout

CLUB MANAGER LEE GALLIGHER  
(813) 371-2394

02/20/19 09:12 5164 04001 095 9095

WATERSSET

662360	POM TISSUE	20.68	E
46974	PAPER TOWEL	25.98	E
915111	HH ANTIBAC	8.48	N
915111	HH ANTIBAC	8.48	N
980175202	HR CLEAN ER	9.98	E
657806	MEDIUM BIND	5.63	E
159129	RECYCL. JUM	5.20	E
276581	RECEIPT BOO	9.98	E
	SUBTOTAL	94.49	
	TOTAL	94.49	
	DEBIT TEND	94.49	
	CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY  
94.49 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0090 APPR CODE 896121

DEBIT  
AID A0000000042203  
TC 808960E13CEC2078  
\*Pin Verified  
TERMINAL # SC010989

Visit [sainsclub.com](http://sainsclub.com) to see your savings

# ITEMS SOLD 8

TC# 5043 0790 2940 4425 9556



Happy to Help

Waterset 1 *Central* DD

Clubhouse Debit Card

Date: 2/25/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	3.68
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		3.68

Description of purchase:

Numbers for Gym Equipment



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

- SALE -

SALES#: 51911AH1 1723868 TRANS#: 10104379 02-25-19

849189 HM 2-IN REFLECTIVE NYLON 3.68

SUBTOTAL: 3.68

TOTAL TAX: 0.00

INVOICE 10084 TOTAL: 3.68

M/C: 3.68

M/C:XXXXXXXXXXXX4045 AMOUNT:3.68 AUTHCD:004799

CHIP REFID:191110477C93 02/25/19 09:27:40

CUSTOMER CODE: no

APL: DEBIT MASTERCARD TUR: 0000048000

AID: A0000000041010 TS1: E800

STORE: 1911 TERMINAL: 10 02/25/19 09:28:23

# OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

\*\*\*\*\*  
\* YOUR OPINIONS COUNT! \*  
\* REGISTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$300 WINNERS DRAWN MONTHLY! \*  
\* REGISTRESE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$300! \*  
\*  
\* REGISTER BY COMPLETING A QUEST SATISFACTION SURVEY \*  
\* WITHIN ONE WEEK AT: [www.loves.com/survey](http://www.loves.com/survey) \*  
\* YOUR ID # 10084 1311 056 \*  
\*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* OFFICIAL RULES & WINNERS AT: [www.loves.com/survey](http://www.loves.com/survey) \*  
\*\*\*\*\*  
STORE: 1911 TERMINAL: 10 02/25/19 09:28:23



Waterset *Central* ... CDD

# Clubhouse Debit Card

Date: 2/26/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	191.75
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		191.75

Description of purchase: Cleaning &  
Maintenance Supplies  
- Gathering Room Rentals  
& general Supplies



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

- SALE -

SALES#: S1911JR2 2577001 TRANS#: 19189637 02-26-19

2/27/19

797376 13-QAL 130-CT SS KTCHN FL	12.98
737423 BONA HARDWOOD MOP-00B	31.98
379247 8-IN AUTO SQUEEGEE/SCRUBB	4.98
829093 32 OZ WINDEX PRO TRIGGER	3.98
369887 32-OZ ZEP ALL-PURPOSE CLN	1.98
237158 3M 1.88-IN ADV+ DEL-SURFA	17.98
2 @ 8.98	
882509 9-CT SB MULTI-PURPOSE	7.98
6262 19-QT RCP DOUBLE SIDED BU	10.97
748840 RCP LOOP END COTTON MOP C	12.98
589517 30 SECOND 320-02 OUTDOOR	20.98
92764 35-QT RCP WAVEBRAKE MOP B	64.98

SUBTOTAL: 191.75

TOTAL TAX: 0.00

INVOICE 191.75 TOTAL: 191.75

M/C: 191.75

M/C:XXXXXXXXXX4045 AMOUNT:191.75 AUTHCD:008770

CHIP REFID:191119126255 02/26/19 08:59:15

CUSTOMER CODE: no

APL: DEBIT MASTERCARD TVR: 0000048000

AID: A0000000041010 TSI: E800

STORE: 1911 TERMINAL: 19 02/26/19 09:01:15

# OF ITEMS PURCHASED: 12

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

Waterset *Central* CDD

## Clubhouse Debit Card

Date: 3/01/19

Completed By: B. MAZZONI

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	28.96
Misc	001-57200-4735	
Receipt Total		\$28.96

Description of purchase:

Cash Box & Files  
for Gathering Room  
Rentals



## Self Checkout

CLUB MANAGER LEE GALLIGHER  
( 813 ) 771 - 2394

03/01/19 14:43 5620 04801 093 9093

WATERSSET

980077147 EXPAND FILE 8.98 E  
980116849 CASH BOX 19.98 E  
SUBTOTAL 28.96  
TOTAL 28.96  
DEBIT TEND 28.96  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
28.96 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0081 APPR CODE 787604

DEBIT  
AID A000000004203  
TC E0438F95C34709E2  
\*Pin Verified  
TERMINAL N SC000629

Visit [sansclub.com](http://sansclub.com) to see your savings

# ITEMS SOLD 2

TC# 1577 9722 5439 3253 8611



Happy to Help

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

Limit \$1,500.00  
March 2019

3/18/2019

*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
				Fitness Equipment	Facility Supplies	Maintenance & Repairs	Office Supplies	Misc Contingency
				001-57200- 4614	001-57200- 4619	001-57200- 4701	001-57200- 5101	001-57900-6404
Date	Vendor Name	Description	Amount					
03/05/19	Sam's Club	Office Chair, Battery Backup, Misc Office Supplies, Maintenance Supplies	(432.92)			(41.94)	(390.98)	
03/09/19	Dunkin donuts	Coffee & Donuts w/Castle	(43.37)	(43.37)				
03/07/19	Amazon.com	Whistles for Pool Monitors	(8.99)		(8.99)			
03/11/19	Sam's Club	Maintenance, Cleaning, Office Supplies	(297.48)			(284.50)	(12.98)	
03/11/19	Sam's Club	Waterset North Maintenance Supplies	(241.48)					(241.48)
03/14/19	Sam's Club	Office Supplies	(38.13)				(38.13)	
3/12/2019	2XL	Gym Wipes	(375.36)	(375.36)				
3/14/2019	Amazon.com	Office Supplies	(17.57)				(17.57)	
3/15/2019	MinuteKey	Pool Keys	(13.02)				(13.02)	
3/15/2019	Amazon.com	Lightbulbs	(42.48)			(42.48)		
	<b>TOTAL</b>	001-10102	<b>(1,510.80)</b>	<b>(418.73)</b>	<b>(8.99)</b>	<b>(368.92)</b>	<b>(472.68)</b>	<b>(241.48)</b>

DM Approval:

*Grant Phillips*

3-19-2019

Date:



Waterset *Central* CDD

## Clubhouse Debit Card

Date: 3/05/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$41.94
Office Supplies	001-57200-5101	\$390.98
Misc	001-57200-4735	
Receipt Total		432.92

Description of purchase:

Maintenance - Storage  
Office - New Battery Backup  
Office Chair Replacement  
Organizer for Workstation  
Misc. Office Supplies

SAM'S CLUB  
CLUB MANAGER LEE GALLIGHER  
( 813 ) 371 - 2394  
03/05/19 15:03 6418 04801 002 371

### WATERSSET

980131764 276 TOTE 7.98 E  
980131764 276 TOTE 7.98 E  
738813 ORGANIZER 99.98 E  
660321 8 TAB VIEW 11.48 E  
I 46974 PAPER TOWEL 25.98 E  
386179 14SHARPANAL 16.88 E  
17765 SHPPFINEASSO 12.98 E  
980110659 1375 BACKUP 154.98 E  
663968 SERTACHAIR 99.88 E  
V INST SV PAPER TOWEL 5.20-N  
SUBTOTAL 432.92  
TOTAL 432.92  
DEBIT TEND 432.92  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
432.92 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0081 APPR CODE 447626

DEBIT  
AID A00000000042203  
TC C821FEE0BCF2DF4C  
\*Pin Verified  
TERMINAL # SC012197

Additional Savings This Trip:

Sam's Instant Savings: \$5.20

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 9

TC# 0900 2663 0838 6748 7404 9



Waterset *Central* CDD

Clubhouse Debit Card

Date: 3/09/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	<del>43.37</del>
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		<u>43.37</u>

Description of purchase:

Coffee w/ Castle  
Donuts & coffee

Welcome to Dunkin Donuts/Baskin Robbins

PC# 355773  
10608 New East Bay Rd.  
Gibsonton, FL  
Phone: 813-533-2175  
Manager: Rahman

3/5/2019 9:21:01 AM

**Eat In**  
**Order #: 604**

Register: 1 Tran Seq No: 386604

Cashier: Shannon T.

1 Bx Joe Dcf 14.99

1 Bx Joe Orig Blnd 14.99

1 50 Munchkins 9.99

Assorted

Sub. Total: \$39.97

Tax: \$3.40

Total: \$43.37

Discount Total: \$0.00

Change \$0.00

Mastercard: \$43.37

MASTERCARD

Card Num : \*\*\*\*\*4045

Terminal : 1

Approval : 002334

AID : A0000000041010

TVR : 0000001000

IAD : 0410A040032200000000000000000000FF

TSI : E800

AR : Y3

TC : E028C8

USD\$ 43.37

I agree to pay the above Total Amount  
according to Card Issuer Agreement.

Signature: \_\_\_\_\_

\*\*\*\*\*

Tell us about today's visit  
at [www.telldunkin.com](http://www.telldunkin.com) within 3 days

**RECEIVE A FREE CLASSIC DONUT**

on your next visit when you  
purchase a Medium or Larger Beverage  
Survey code: 60401-55773-0903-0590

Enter Validation Code: \_\_\_\_\_

See restrictions on [dunkindonuts.com](http://dunkindonuts.com)

**\*\*RESTAURANT COPY\*\***

Waterset *Central* CDD

Clubhouse Debit Card

Date: *March 7, 2019*

Completed By: *B-Mazzoni*

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	<i>\$8.99</i>
Misc	001-57200-4735	
Receipt Total		<i>\$8.99</i>

*3/7/19*

Description of purchase: \_\_\_\_\_

*Whistles for Pool*  
*Monitors*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

amazon.com

**Details for Order #114-1464766-5653026**

[Print this page for your records.](#)

**Order Placed:** March 7, 2019

**Amazon.com order number:** 114-1464766-5653026

**Order Total: \$8.99**

**Not Yet Shipped**

**Items Ordered**

1 of: *Whistle, 6 Pack Stainless Steel Sports Whistles with Lanyard, LOUD  
CRISP SOUND Whistles Bulk Great for Coaches, Referees, and Officials*  
Sold by: HipatDirect ([seller profile](#))

**Price**

**\$8.99**

Condition: New

**Shipping Address:**

Barry Mazzoni c/o Waterset CDD  
7012 SAIL VIEW LN  
APOLLO BEACH, FL 33572-1550  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4045

Item(s) Subtotal: \$8.99

Shipping & Handling: \$0.00

-----

Total before tax: \$8.99

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$8.99**

**Billing address**

Barry Mazzoni  
9428 Camden Field Pkwy  
Riverview, Florida 33578  
United States

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



Waterset <sup>Central</sup> CDD

Clubhouse Debit Card

Date: 3/11/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	284.50
Office Supplies	001-57200-5101	12.98
Misc	001-57200-4735	
Receipt Total		\$297.48

Description of purchase: \_\_\_\_\_

Maintenance & cleaning  
Supplies / office  
folders

SAM'S CLUB  
**Self Checkout**

CLUB MANAGER LEE GALLIGHER  
( 813 ) 371 - 2394

03/11/19 09:27 6786 04001 091 9091

WATERSET

41494	DISINFECTAN	6.48	E
41494	DISINFECTAN	6.48	E
386943	GLASS CLEAN	6.90	E
980014400	10PKFILEPKE	12.98	E
662368	POM TISSUE	20.60	E
163859	LYSOL	7.40	E
454270	LYSOL 4 PAC	16.90	E
342210	STAINLESS C	11.98	E
193186	SD BATHROOM	11.98	E
662368	POM TISSUE	20.60	E
46974	PAPER TOWEL	25.98	E
676096	10 GALLON C	17.98	E
676096	10 GALLON C	17.98	E
850357	45-50 GALLO	24.98	E
850357	45-50 GALLO	24.98	E
988335	338AL PG	15.48	E
988335	338AL PG	15.48	E
980131764	276 TOTE	7.98	E
980131764	276 TOTE	7.98	E
980131764	276 TOTE	7.98	E
980131764	276 TOTE	7.98	E
	SUBTOTAL	297.48	
	TOTAL	297.48	
	DEBIT TEND	297.48	
	CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY  
297.48 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0081 APPR CODE 379084

DEBIT  
AID A0000000042203  
TC C71DCC31FB5C3829  
\*Pin Verified  
TERMINAL # SC011065

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# ITEMS SOLD 21

TCN 8098 5731 1905 7539 4741 3



Waterset *Central* CDD

# Clubhouse Debit Card

Date: 3/11/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$241.48
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		241.48

Description of purchase: Maintenance  
Supplies & cleaning tools  
Purchase is for  
Waterset North CDD  
-North card was declined

## SAH'S CLUB Self Checkout

CLUB MANAGER LEE GALLIGHER  
 ( 013 ) 371 - 2394

03/11/19 09:24 6785 04801 091 9091

### WATERSET

41494 DISINFECTAN 6.48 E  
 41494 DISINFECTAN 6.48 E  
 386943 GLASS CLEAN 6.98 E  
 662368 POM TISSUE 20.68 E  
 693282 TOILET WAND 13.50 E  
 163859 LYSOL 7.48 E  
 193186 SB BATHROOM 11.98 E  
 342210 STAINLESS C 11.98 E  
 454270 LYSOL 4 PAC 16.98 E  
 676096 10 GALLON C 17.98 E  
 676096 10 GALLON C 17.98 E  
 850357 45-50 GALLO 24.98 E  
 850357 45-50 GALLO 24.98 E  
 I 988335 336AL PG 15.48 E  
 I 988335 336AL PG 15.48 E  
 46974 PAPER TOWEL 25.98 E  
 2 @ 2.00-  
 S INST SV 336AL PG 4.00-M  
 SUBTOTAL 241.48  
 TOTAL 241.48  
 DEBIT TEND 241.48  
 CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
 241.48 TOTAL PURCHASE  
 DEBIT \*\*\*\* \* 4078 I 1  
 PAYMENT DECLINED - REASON 51

DEBIT  
 AID A0000000042203  
 AAC 9351F38768C620A6  
 TERMINAL # SC011065

EFT DEBIT PAY FROM PRIMARY  
 241.48 TOTAL PURCHASE  
 DEBIT \*\*\*\* \* 4045 I 1  
 NETWORK ID. 0081 APPR CODE 378040

DEBIT  
 AID A0000000042203  
 TC 58B20093B2E04A38  
 \*Pin Verified  
 TERMINAL # SC011065

Additional Savings This Trip:

San's Instant Savings: \$4.00

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 16

TCN 4180 0695 5837 6798 0606 9



Waterset *Central* CDD

Clubhouse Debit Card

Date: 3/14/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	38.13
Misc	001-57200-4735	
Receipt Total		38.13

Description of purchase: \_\_\_\_\_

Paper - Legal / Color  
for copier  
Hooks for Badges  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SAM'S CLUB  
**Self Checkout**

CLUB MANAGER LEE GALLIGHER  
( 813 ) 971 - 2394

03/14/19 13:21 7713 04801 092 9092

WATERSSET

I 562712 LARGE UTILI 12.98 E  
980040637 EXACT INDEX 8.36 E  
194101 ASTROBRIGHT 8.98 E  
546513 IMAGELEBAL 10.81 E  
V INST SV LARGE UTILI 3.00-N  
SUBTOTAL 38.13  
TOTAL 38.13  
DEBIT TEND 38.13  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
38.13 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 4045 I 1  
NETWORK ID. 0081 APPR CODE 003016

DEBIT  
AID A0000000042203

ADDITIONAL Savings THIS Trip:

Sam's Instant Savings: \$3.00

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 4

TCN 2220 6655 8576 7286 4099



Waterset <sup>Central</sup> CDD

Clubhouse Debit Card

Date: 3/12/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	5375.36
Misc	001-57200-4735	
Receipt Total		375.36

3/14/19

Description of purchase: Central  
Gymwipes.com Gym  
- Wipe order (4 cases)





2XL Corporation  
7550 Industrial Dr  
Forest Park IL 60130-2516

# Sales Order

#335138

3/12/2019

**Bill To**

Barry Mazzone  
Waterset CDD  
9428 Camden Field Pkwy  
Riverview FL 33578

**Ship To**

Barry Mazzone  
Waterset CDD  
7012 Sail View Drive  
APOLLO BEACH FL 33572

**TOTAL**

**\$375.36**

**Payment Method**

Master Card

**PO #****Shipping Method**

UPS® Ground (US48)

**Ship Date**

3/13/2019

Quantity	Item	Price	Total
4	<b>2XL-36 Advantage Sanitizing Refill</b> Advantage Sanitizing Wipes 900 Count Refill - 4 per case	\$75.80	\$303.20
1	<b>UPS® Ground (US48) UPS® Ground (US48)</b> UPS Ground	\$72.16	\$72.16

**Subtotal** \$375.36

**Tax (%)** \$0.00

**Total** \$375.36



335138

These commodities/technology/software are being exported in accordance with U.S. Export Administration Regulations. Diversion contrary to U.S. Law is prohibited.

1 of 1

**Thank you for your order!**

Your Confirmation Number is 700-335138

Image	Item Name/Code	Item	Qty	Rate	Amount
	2XL-36	GymWipes Advantage Refill	4	\$75.80	\$303.20



Subtotal	\$303.20
Shipping	\$72.16
Tax	\$0.00
Total	\$375.36

**CONTINUE SHOPPING**

Waterset *Central* CDD

Clubhouse Debit Card

Date: 3/15/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	<u>\$17.57</u>
Misc	001-57200-4735	
Receipt Total		<u>17.57</u>

3/15/19

Description of purchase: Binder Clips  
- office

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Details for Order #114-0324485-7728211

[Print this page for your records.](#)

**Order Placed:** March 14, 2019

**Amazon.com order number:** 114-0324485-7728211

**Order Total: \$17.57**

### Not Yet Shipped

#### Items Ordered

1 of: *ACCO Binder Clips, Large, 4 Boxes, 12 Clips/Box (A7072100B-AZ)*

Sold by: Amazon.com Services, Inc

Condition: New

#### Price

\$16.19

#### Shipping Address:

Barry Mazzoni c/o Waterset CDD

7012 SAIL VIEW LN

APOLLO BEACH, FL 33572-1550

United States

#### Shipping Speed:

Two-Day Shipping

### Payment information

#### Payment Method:

Debit Card | Last digits: 4045

Item(s) Subtotal: \$16.19

Shipping & Handling: \$0.00

-----

#### Billing address

Barry Mazzoni

9428 Camden Field Pkwy

Riverview, Florida 33578

United States

Total before tax: \$16.19

Estimated tax to be collected: \$1.38

-----

**Grand Total: \$17.57**

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



Waterset <sup>Central</sup> CDD

Clubhouse Debit Card

Date: 3/15/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	\$13.02
Misc	001-57200-4735	
Receipt Total		\$13.02

3/15/19

Description of purchase: Pool Keys for monitors

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Barry Mazzoni Jr <barrymazzoni@gmail.com>






## minuteKEY Receipt

1 message

minuteKEY <info@minutekey.com>  
To: barrymazzoni@gmail.com

Fri, Mar 15, 2019 at 8:40 AM

minuteKEY ® - The World's First Self-Service Key Machine™

RECEIPT		minute KEY®
Sale Date: March 15, 2019 8:39:20 AM		
Kiosk: 11208		
Location: Lowe's, 10425 GIBSONTON DRIVE, RIVERVIEW, FL 33578		
Transaction: U112085C8B9B07		
Item	Quantity	Amount
Key - Brass	2	Free
Key - Brass	4	\$12.00
Sub Total:		\$12.00
Tax:		\$1.02
Grand Total:		\$13.02
Name: BARRY MAZZONI		
Card number: xxxxxxxxxxxx4045		
Thank you for using minuteKEY! Questions or concerns? Contact us at <a href="http://www.minutekey.com/customer-service">www.minutekey.com/customer-service</a>		
<div><div><b>PLANT 1 TREE WHEN YOU BUY 2 NATIONAL FOREST FOUNDATION KEYS</b> minuteKEY has partnered with the National Forest Foundation and is planting a tree for every two NFF keys purchased!</div></div>		
<div></div>		
Copyright © 2019 minuteKEY ® Inc., All Rights Reserved		

Waterset *Central* CDD

Clubhouse Debit Card

Date: 3/15/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	<u>842.48</u>
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		<u>842.48</u>

*3/15/19*

Description of purchase:

Restroom Light Bulbs

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**Details for Order #114-1671712-9908206**

Print this page for your records.

**Order Placed:** March 14, 2019  
**Amazon.com order number:** 114-1671712-9908206  
**Order Total: \$42.48**

**Not Yet Shipped**

**Items Ordered**

4 of: *Satco S9563 G25 LED Clear Medium Base Light Bulb, 4.5W*  
Sold by: Sunray Lighting ([seller profile](#))

**Price**  
\$10.62

Condition: New

**Shipping Address:**

Barry Mazzoni c/o Waterset CDD  
7012 SAIL VIEW LN  
APOLLO BEACH, FL 33572-1550  
United States

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4045

Item(s) Subtotal: \$42.48  
Shipping & Handling: \$0.00

**Billing address**

Barry Mazzoni  
9428 Camden Field Pkwy  
Riverview, Florida 33578  
United States

Total before tax: \$42.48  
Estimated tax to be collected: \$0.00

**Grand Total: \$42.48**

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



## Waterset North

### Community Development District

12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625  
Phone 813.933.5571

# INVOICE

DATE: March 1, 2019

INVOICE: OMR0219-1

### Bill To:

Waterset Central CDD  
Rizzetta & Company, Inc.  
17520 Citrus Park Lane, Suite 115  
Tampa, FL 33625

DUE DATE	DESCRIPTION	AMOUNT
March 31, 2019	Security Services Cost Share at 20%	
	Invoice #10331000	\$1,116.08
	Invoice #10337721	\$1,116.08
	Invoice #10355354	\$1,116.08
	Invoice #10359568	\$2,046.08
	Total	\$5,394.32
	Deduct 80% for Waterset North Share	(4,315.46)
TOTAL		\$1,078.86

If you have any questions concerning this invoice, contact Leslie Spock at 813-933-5571 or lspock@rizzetta.com.

Make all checks payable to Waterset North CDD

MAR 15 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 3-20-2019

Date entered MAR 18 2019

Fund 001 GL 52400 OC 3307

Check # \_\_\_\_\_

## INVOICE

Backup Invoice 01R0219-1

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Securing Your World

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10331000  
Amount Due: \$1,116.08  
Invoice Date: 02/10/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
FO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: pinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 02/04/2019 through 02/10/2019

## Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
02/04/2019	02/10/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
02/04/2019	02/10/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

FEB 12 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval Grant Phillips Date 2-14-2019  
Date entered FEB 14 2019  
Fund 001 GL 52900 OC 3307  
Check # \_\_\_\_\_

## INVOICE

Backup Invoice 0MRO2/9-1

G4S Secure Solutions (USA) Inc.  
1325 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Securing Your World

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10337721  
Amount Due: \$1,116.08  
Invoice Date: 02/17/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 02/11/2019 through 02/17/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
02/11/2019	02/17/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
02/11/2019	02/17/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

Date Rec'd Rizzetta & Co., Inc. FEB 19 2019  
D/M approval 2-26-2019 Date 2-26-2019  
Date entered FEB 21 2019  
Fund 001 GL 52400 OC 3307  
Check # \_\_\_\_\_

## INVOICE

Backup - Invoice 0MR0219-1

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Securing Your World

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10355354  
Amount Due: \$1,116.08  
Invoice Date: 02/24/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 02/18/2019 through 02/24/2019

## Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
02/18/2019	02/24/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
02/18/2019	02/24/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

FEB 26 2019

Date Rec'd Rizzetta &amp; Co., Inc.

D/M approve Grant Phillips Date 3-6-2019

Date entered FEB 26 2019

Fund 001 GL 52900 OC 3307

Check #



## INVOICE

Back up Invoice 0MRO29-1

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33459

Website: www.g4s.us

Contact Us: (813) 289-9459

Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10359568  
Amount Due: \$2,046.08  
Invoice Date: 03/03/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 02/25/2019 through 03/03/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Duhamel, William R											
02/25/2019	03/03/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
02/25/2019	03/03/2019	0.00	0.00	0.00	6.00	8.00	2.00	0.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
03/01/2019	03/31/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Cell Phone											
				1.00		at		60.00			80.00
03/01/2019	03/31/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Patrol Vehicle											
				1.00		at		850.00			850.00
Subtotal									56.00		2,046.08
Invoice Total											2,046.08

MAR 07 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval Grant Phillips Date 3-8-2019

Date entered MAR - 8 2019

Fund 001 GL 52900 OC 3307

Check # \_\_\_\_\_

## Tab 4

# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · TAMPA, FLORIDA 33578

March 20, 2019

**U.S. BANK NATIONAL ASSOCIATION**

Waterset Central Special Assessment Bonds, Series 2018

Attn: Barry Knack

60 Livingston Avenue, 3<sup>rd</sup> Floor

St. Paul, MN 55107

RE: Special Assessment Bonds, Series 2018  
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Construction Trust Account.

**PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA USPS:**

REQUISITION NO.	PAYEE	AMOUNT
31	Erin McCormick	\$219.00

If you have any questions regarding this request, please do not hesitate to call me at (813) 994-1001. Thank you for your prompt attention to this matter.

Sincerely,  
WATERSET CENTRAL  
COMMUNITY DEVELOPMENT DISTRICT

Grant Phillips  
District Manager

**WATERSET CENTRAL CDD**  
**FORM OF REQUISITION FOR SERIES 2018**

The undersigned, a Responsible Officer of the Waterset Central Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and U.S. Bank National Association, as trustee (the "Trustee"), dated as of May 1, 2018, as supplemented by that certain First Supplemental Trust Indenture, dated as of May 1, 2018 (collectively, the "Indenture") (all capitalized terms used herein shall have meaning ascribed to such term in the Indenture):

**March 07, 2019**

- (A) Requisition Number: **CR31**
- (B) Name of Payee: **Erin McCormick**  
**3314 Henderson Blvd., Ste. 103**  
**Tampa, FL 33609**
- (C) Amount Payable: **\$219.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice #10297 for Professional Services through 02/26/19.**
- (E) Fund or Account from which disbursement to be made: **Series 2018 Acquisition/Construction Account**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the Issuer, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2018 Project and each represents a Cost of the Series 2018 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

Chairman or Vice-Chairman

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2018 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer





Erin McCormick Law PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

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

lspock@rizzetta.com

Invoice Date	Invoice Number
02/26/2019	10297
Terms	Service Through
	02/26/2019

**In Reference To: Construction Projects (Work)**

Date	By	Services	Hours	Amount
01/22/2019	Erin R McCormick	Email to Joe Roethke and Grant Philips regarding payment to BSB Design for certification; review of emails from Grant Philips and Tiffany Judd regarding above;	0.20	\$ 73.00
02/12/2019	Erin R McCormick	Review of email from Jessica Mahoney regarding Subdividers Agreement for Phase 4B South; prepare email to Jessica Mahoney, Joe Roethke and Grant Phillips regarding above; review of email from Grant Phillips and respond;	0.40	\$ 146.00

<b>Total Hours</b>	0.60 hrs
<b>Total Work</b>	\$ 219.00
<b>Total Invoice Amount</b>	<b>\$ 219.00</b>
<b>Previous Balance</b>	<b>\$ 4,355.20</b>
2/11/2019 Payment - Check Split Payment	(\$4,355.20)
<b>Balance (Amount Due)</b>	<b>\$ 219.00</b>



Erin McCormick | Law PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

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

lsrock@rizzetta.com

Invoice Date	Invoice Number
02/26/2019	10297
Terms	Service Through
	02/26/2019

**In Reference To: Construction Projects (Work)**

Date	By	Services	Hours	Amount
01/22/2019	Erin R McCormick	Email to Joe Roethke and Grant Philips regarding payment to BSB Design for certification; review of emails from Grant Philips and Tiffany Judd regarding above;	0.20	\$ 73.00
02/12/2019	Erin R McCormick	Review of email from Jessica Mahoney regarding Subdividers Agreement for Phase 4B South; prepare email to Jessica Mahoney, Joe Roethke and Grant Phillips regarding above; review of email from Grant Phillips and respond;	0.40	\$ 146.00

<b>Total Hours</b>	0.60 hrs
<b>Total Work</b>	\$ 219.00
<b>Total Invoice Amount</b>	<b>\$ 219.00</b>
<b>Previous Balance</b>	<b>\$ 4,355.20</b>
2/11/2019 Payment - Check Split Payment	(\$4,355.20)
<b>Balance (Amount Due)</b>	<b>\$ 219.00</b>

## **Tab 5**

**AGREEMENT AUTHORIZING HEIDT DESIGN, LLC TO ACT AS AGENT FOR  
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT TO ACCEPT  
ACKNOWLEDGMENT FROM HILLSBOROUGH COUNTY, FLORIDA OF  
ACCEPTANCE OF SUBDIVISION IMPROVEMENTS FOR WATERSET PHASE 4B  
SOUTH**

This Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between Heidt Design, LLC, a Florida limited liability corporation (“**Heidt Design**”) and Waterset Central Community Development District, a limited purpose special district, established pursuant to Chapter 190, *Florida Statutes*.

**WITNESSETH:**

**WHEREAS**, NNP-Southbend II, LLC, a Delaware limited liability company (the “**Subdivider**”) and Hillsborough County, a political subdivision of the State of Florida (the “**County**”), entered into a “Subdivider’s Agreement for the Construction and Warranty of Required Improvements” for Waterset Phase 4B South (the “**Subdivider’s Agreement**”), dated January 15, 2019; and

**WHEREAS**, the District joined with respect to paragraph 13. of the Subdivider’s Agreement which recognizes that all or a portion of the Improvements required to be constructed by the Subdivider and accepted by the County for maintenance may be constructed and/or paid for the District, in which case said Improvements may be conveyed by the Subdivider to the District prior to acceptance by the County, and therefore the County agrees to accept such Improvements from the District; and

**WHEREAS**, the District desires to authorize Heidt Design to act as its agent for purposes receiving and accepting a letter from the County acknowledging acceptance of the Improvements by the County for maintenance, in the event that all or a portion of the Improvements are constructed and/or paid for by the District.

**NOW, THEREFORE**, in consideration of the intent and desire of the parties as set forth herein, the mutual covenants contained herein, and the sums of money specified herein, the District and Heidt Design agree as follows:

1. **Recitals.** The Recitals set forth above are incorporated and constitute a material part of this Agreement.
2. **Authorized Agent.** The District authorizes and Heidt Design agrees that it will act as the District’s authorized agent solely for the limited purpose of receiving and accepting an acknowledgment from the County that the County accepts for maintenance the Improvements which have been constructed and/or paid for by the District.



3. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and Heidt Design, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement.
4. **Public Records.** Heidt Design agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Heidt Design agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Heidt Design must:
  - A. Keep and maintain public records required by the District to perform the service
  - B. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
  - C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Heidt Design does not transfer the records to the District.
  - D. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of Heidt Design or keep and maintain public records required by the District to perform the service. If Heidt Design transfers all public records to the District upon completion of this Agreement, Heidt Design shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Heidt Design keeps and maintains public records upon completion of the Agreement, Heidt Design shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
  - E. If Heidt Design does not comply with a public records request, failure to comply shall be considered a default under the terms of the Agreement and applicable law, and District shall enforce the Agreement accordingly.

**IF HEIDT DESIGN HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO HEIDT DESIGN'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO**

**THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TEL: (813) 533-2950; INFO@RIZZETTA.COM; 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578.**

5. **Notices.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered by U.S. Certified Mail, Return Receipt Requested, postage prepaid, or overnight delivery service, to the parties, as follows:
  - a. If to Heidt Design: Heidt Design, LLC  
5904-A Hampton Oaks Parkway  
Tampa, Florida 33610  
Attention: Timothy Plate, Sr. Vice President
  - b. If to District: Waterset Central Community Development District  
9428 Camden Field Parkway  
Riverview, Florida 33578  
Attention: District Manager
6. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Heidt Design, both the District and Heidt Design have complied with all the requirements of law, and both the District and Heidt Design have full power and authority to comply with the terms and provisions of this Agreement.
7. **Effective Date.** This Agreement shall be effective after execution by both the District and Heidt Design and shall remain in effect unless terminated by either the District or Heidt Design.

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

ATTEST:

WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT

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

Chair, Board of Supervisors

\_\_\_\_\_  
Secretary/Asst. Secretary

Date: \_\_\_\_\_, 2019

WITNESSES:

Shelby Horton  
Print Name: Shelby Horton

[Signature]  
Print Name: LANCE TAYLOR

HEIDT DESIGN, LLC, a Florida limited liability company

By: [Signature]  
Print Name: Timothy M. Plate, P.E.  
Title: Senior Vice President

Date: March 14, 2019



## **Tab 6**

From: [Grant Phillips](#)  
To: [Richard](#)  
Cc: [Jennifer Smith](#); [Barry Murrell](#); [Kim Morales](#); [Marilyn Moore](#); [TJ Pycha](#)  
Subject: RE: Request permission to cross CDD property  
Date: Tuesday, March 26, 2019 3:40:23 PM

---

Richard,

We will add the below items to the next Waterset Central CDD agenda for the Board to review the options indicated below.

Regards,

**Grant Phillips**  
District Manager

Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, Florida 33578  
Phone: 813.533.2950

[gphillips@rizzetta.com](mailto:gphillips@rizzetta.com)



**Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**  
This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (813) 933-5571 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

---

From: Richard <[rudolph707@att.net](mailto:rudolph707@att.net)>  
Sent: Tuesday, March 26, 2019 11:12 AM  
To: Grant Phillips <[GPhillips@rizzetta.com](mailto:GPhillips@rizzetta.com)>  
Subject: FW: Request permission to cross CDD property

Mr. Phillips,

On Feb. 27 I submitted a request to access our property from Milestone Dr. for the purpose of building a pool. This request was made because it is the shortest distance from a street. The pool construction was approved but access from Milestone crossing CDD property was denied. The wording of the denial, "the request through Waterset CDD North to access CDD property to install the pool has been denied" makes it impossible for us to install the pool because it also blocks use of the only other access point. Based on the following information, not supplied with the original request, we would like the Board to reconsider allowing access via one of two options.

To access our back yard, there are three options, two of which require crossing CDD property.

**The first option**, which does not involve CDD property is impossible as seen in the photograph on the left. This would be entering the west side of our property from the street in front of the house, Alabaster Stone LN. This is not possible because Tampa Bay pools needs 7 feet for their equipment and our neighbors fence eliminates that possibility. Because this access is impossible, we request access from one of the other two possibilities below.



**The second option** is from Alabaster Stone LN along the east side of our house. But since 7 feet are needed, we need CDD permission since we only have 5 feet. At least one half of the area shown in the photo on the left is CDD property. Tampa Bay pools say they need access for just one day if there are not weather delays.



**The third option** is the one denied in the March Board meeting that we would like reconsidered as it is the shortest route and thus has the lowest potential impact on CDD property. This is access directly to the back yard from Milestone Dr. on the east side of the house and has no obstructions. This is our preferred option. Similar access was used earlier this year at 6423 Salt Creek where access was from Crestpoint for their pool construction. This also involved a fence.



We are aware that we are responsible for the repair of any damage resulting from such access if approved. We would appreciate approval of either option two or three as this is the only way adding a pool to our property is possible. If necessary, we can be at the Board meeting to explain the situation and answer questions.

I just left you a voice mail about this, you can see more detailed information here.

Richard Rudolph  
404 406-9893  
5811 Alabaster Stone LN  
Apollo Beach FL 33572

## **Tab 7**



Boom Boom Management (BBM) is seeking the opportunity to deliver successful tennis and Pickleball programs to your Waterset community. We currently run programs at 2 locations; FishHawk Ranch (Osprey and Hawk Park tennis courts) and Buckhorn Springs Tennis & Swim Club; in the area and are excited about the opportunity to grow our offerings into Apollo Beach. Our instructors are certified by the United States Professional Tennis Association (USPTA), the global leader in tennis-teacher certification and professional development, and have undergone background checks sponsored by the United States Tennis Association (USTA). Our goal is to provide your facility with the highest quality tennis and Pickleball programming possible. This is not only an asset to your current residents, but valuable in attracting new community members as well.

Some of BBM's planned activities for the Waterset community:

- Monthly tennis/Pickleball tournament/mixer/party to engage the community
- Beginner/intermediate group junior tennis clinics, utilizing the "ROGY" format involving a graduated ball, court and racket progression
- Beginner/intermediate group adult tennis clinics
- Day, evening, weekend offerings to accommodate all schedules
- Intro to Pickleball sessions and weekly skill clinics
- "In-House" ladder/league (depending on demand) to promote play outside of scheduled clinic/lesson times
- Annual, free, Pickleball/tennis product demonstrations, including rackets/strings/balls/shoes that are normally exclusive to tennis clubs with pro shops

Proposal to offer tennis programming at Waterset racket facility

1. Compensation in the form of a flat 10% fee from on-court tennis & Pickleball programming
2. Approximate Individual Costs of clinics/lessons (may be packaged in monthly or longer sessions):
  1. 30 minute clinics (mainly 4-6 year olds; 4:1 student to instructor ratio) - \$12
  2. 60 minute clinics (6:1 student to instructor ratio) - \$15
  3. 30 minute private lessons - \$30
  4. 60 minute private lessons - \$55
3. A minimum of 3 days and 25 hours per week of allotted court time for group classes for both juniors and adults
4. School break camps to be coordinated with facility for best court time management
5. For instruction, BBM will be allowed to utilize at least 2 courts (tennis/Pickleball) at one time, with advanced notice given
6. For monthly, community-wide events scheduled by BBM, all racket sport courts may be necessary to reserve for maximum fun
7. Any clinic/lesson/league/ladder will include online registration and payment options. No use of Waterset staff will be necessary for program administration other than to direct interested parties to our website!



I have been in the tennis business for 20+ years in many capacities – camp management, personal coach, university athletic administration and HOA/CDD facility programming. My success on court, and that of my team of coaches, is not measured by our best players or our personal accolades, but in the number of students who continue to enjoy playing the sport that we love to teach. At every level, my goal of providing the best service possible has always been met. We look forward to delivering the same high quality of service to your community.

Sincerely,  
Brandon Feldman, President  
Boom Boom Management  
bfeldman@boomboommgmt.com  
813-267-7197 cell

## **Tab 8**



Proposal: Waterset Central - Add Cameras On Building 3/22/19 - Rev# 0  
Prepared On: 3/22/2019  
For: Amanda King

Presented By: Tim Simpson  
hive  
311 S. Willow Ave.  
Tampa, FL 33606  
Main: 813-938-1585  
hivestyle.com

# Your Home Technology Journey

Whether it's an awe-inspiring Home Theater and Music System, a state-of-the-art Security System or a user-friendly Automation Solution that controls virtually everything in your home—Hive's expert Technology Designers will take your home to the next level. We've worked hard to perfect our people, process, and the products we carry providing you with an unmatched experience.



## Home Site Review & Showroom Visit

Our expert technology design team will meet with you at your home site to discuss your goals. You're also invited to visit our Technology Design Center to test drive the latest in home technology and control systems.



## Layout & Design

We will review your floor plan and guide you through the design of your homes technology. With a wide selection of exciting technology packages and upgrades to fit any budget and lifestyle, the end result is sure to delight.



## Agreement

We will make sure you have a complete understanding of the scope of work and payment structure. With your approval of the technology design and payment arrangements made, our dedicated team will get to work bringing your amazing project to life.



## Scheduling

Within 24 hours of receiving your deposit details, our scheduling team will contact you setting a date for your installation to begin. Installations typically commence within 10 business days.



## Preparation

During the time leading up to your installation, Hive's dedicated staff will order, receive, set-up and in many cases begin programming your new technology systems. All ensuring a smooth and efficient installation procedure.



## Installation

Our professional team of trained installers will arrive and work diligently installing and programing your homes systems all while treating you and your home with the utmost respect.



## Quality Control & Training

Our quality control team will review your new systems capabilities ensuring you have a full understanding of the functionality and are completely thrilled with the outcome.



## Support

We are there every step of the way, from online resources and information to a dedicated support staff, you're sure to enjoy your homes technology for years to come.

From design and project management to installation and quality control, we ensure an amazing experience throughout every phase of your project. Let us show you how together, we can transform your house into a home with environment that will put a smile on your face every day.



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# Scope of Service

## ESTIMATED START DATE asap

The date that we will provide to our scheduling department, that will be optimal for the project to commence.

## GENERAL NOTES/ SCOPE OF SERVICE

WE WILL MOVE 2 PREWIRED CAMERA WIRES ON THE SIDE OF THE BUILDING TO BETTER LOCATIONS TO COVER THE TENNIS CT AND BASKETBALL CT.

WE WILL INSTALL 2 HIGH QUALITY WHITE BULLET CAMERAS ON THE SIDE OF THE BUILDING.

THE CAMERAS WILL FEED BACK INTO SPARE PORTS ON THE NVR SO THEY CAN BE VIEWED THROUGH THE SYSTEM.

## CLIENT SIGNATURE FOR SCOPE OF WORK

### CLIENT SIGNATURE FOR SCOPE OF WORK

\*\*\*\*\*

**The Scope of Service, described above is accurate to the work requested, as it has been explained to the Hive Representative.**

Payment constitutes acceptance of the proposal and its terms and conditions.

PLEASE SIGN HERE

\_\_\_\_\_  
**CLIENT SIGNATURE**

\_\_\_\_\_  
**DATE**

\*\*\*\*\*

\*\*\*\*\*

### CLIENT SIGN-OFF UPON COMPLETION OF THE PROJECT

The project performs as described in the Scope of Service and my signature below indicates my complete satisfaction with the installation and operation of my Hive Technology system.

\_\_\_\_\_  
Client Signature

\_\_\_\_\_  
Date

Initials: \_\_\_\_\_



Parts: \$0.00

Labor: \$0.00

Total: \$1,954.80



2 ea

Luma Surveillance IP BUL Camera 710 series - WH-White 8MP Starlight  
Dome  
Motorized Varifocal Lens  
Available in White or Gray

\$617.95

\$1,235.90



1 ea

Hive Service with Assistance

\$0.00



2 ea

Luma Surveillance Bullet Junction Mount - WH-White Mount your bullet  
base directly to this tough junction mount and provide a watertight  
housing for all your wires and terminations. This mount's  
compatible with all Luma bullet cameras, and doesn't need other  
mounts for install.

\$51.95

\$103.90

Initials: \_\_\_\_\_



Parts Subtotal: \$1,339.80

Labor Subtotal: \$615.00

Shipping And Handling: \$40.19

Design & Proj. Mgmt: \$195.48

Misc Parts: \$39.10

PIF Discount: \$0.00

Bundled Client: \$0.00

Sales Tax: \$0.00

---

Total: \$2,229.57

\_\_\_\_\_  
Amanda King

Date: \_\_\_\_\_

\_\_\_\_\_  
Tim Simpson

Date: \_\_\_\_\_

Initials: \_\_\_\_\_

## Terms & Conditions

**PRICING:** Prices contained in this proposal are valid for 30 days. Quantities contained on a Hive proposal are not estimates, as Hive will specifically provide ONLY the quantities indicated on the proposal, and as such if additional quantities are required / requested, these additional items will be added to a Change Order based on the original proposal. Electronic manufacturers regularly update their product offerings, and in an efforts to provide the very latest technology at the best value, Hive, LLC. reserves the right to substitute the most up to date models / brands or equal or greater value available at the time of installation.

**CHANGE ORDERS:** For any products or service requested after agreement, the client will be provided a written Change Order for approval. Such Change Orders are to be paid in full 100% at time of client approval and may not be added to the remaining / final payment amount, due upon completion of the project. **Change Orders are subject to a \$250 Change Order fee.**

I have read and understood the Change Order provision \_\_\_\_\_

**RESPONSIBILITY OF OTHERS:** High voltage electrical wiring, Internet, Cable TV, Phone, Satellite Service, Cabinetry, Conduit, Trenching, Painting and Drywall work is to be supplied by others, and any associated costs are not included, unless specifically indicated in this proposal. Client supplied Cabinetry must be adequate to fit this equipment. Hive requests shop drawings to be submitted for design approval, as media cabinets/closets must provide adequate ventilation to dissipate the heat of electronic equipment. In some cases, quiet fans may be needed for ventilation.

**WARRANTY:** Hive LLC.'s exclusive Advantage Service Program™ guarantees all installation work to be free of defects for a period of 90 days from initial installation date and includes a scheduled training / orientation to all clients related to the project. Should Service Work be required, beyond the initial period, on manufacturers' defective equipment, Hive offers (3) valuable service levels, for your convenience. Please ask your Hive Service Specialist for more information.

Photographs of the work undertaken may be used for training and promotional purposes.

**AGREEMENT:** The Parties knowingly, intentionally, and voluntarily waive trial by jury in any action, proceeding, or counterclaim involving any matter whatsoever arising out of or in any way connected with this contract or any services performed by Hive.

(a) THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA, WITHOUT REFERENCE TO PRINCIPLES OF CONFLICT OF LAWS. This Agreement may not be amended or modified except by a written agreement executed by the parties hereto or their respective successors and legal representatives. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

(b) In the event of any dispute over the terms of this Agreement, or their enforcement, the prevailing party shall have its reasonable attorneys' fees (whether before trial, during trial, on appeal, or otherwise) and costs paid by the other party.

(c) Any litigation arising from a dispute thereunder shall be litigated solely in the Circuit Court of the State of Florida in Hillsborough County, Florida, or in the Federal District Court for the Middle District of Florida, Tampa Division, and the parties hereto submit to the jurisdiction of such courts and agree that such courts shall be the sole situs of venue for the resolution of any such dispute through litigation. In any such litigation, copies of this Agreement shall be admissible in the event that the original is lost.

**TERMS:** Hive, LLC. payment terms are indicated on the Schedule of Payments section of this proposal and this equipment shall remain the property of Hive, LLC until all installation and equipment charges have been paid in full. Hive LLC retains the right to refuse refunds. Equipment may be returned for a credit towards another product or service, minus a 25% restocking fee. Special order items may have an additional restocking fee associated with them.

**PROMPT PAY DISCOUNT:** Any proposal paid in full prior to the start of the project, will received to a 2% DISCOUNT, however any proposal containing primarily Televisions will be paid 100% in full and excluded from any offers or discounts

**PAYMENT TYPES:** We gladly accept cash, check, wire transfer, or these major credit cards. Visa, Master Card, American Express and Discover. All credit card payments will be subject to a convenience fee of 4%. NOTE: Only Master Card & Visa are accepted for monthly reoccurring payments, such as security alarm monitoring.

{Wifi & Zigbee Disclaimer} There is no way to determine how the wifi or zigbee signals will react throughout the structure and during the construction phase. The wifi and zigbee strengths will be measured on a case by case basis at the time of the final equipment phase and may require additional equipment (ie.wifi or zigbee extenders). We cannot guarantee that any client supplied Wifi Mesh or Repeater system will work with the control system proposed. It may require additional parts and labor to integrate it to our equipment.

I have read and understood the Wifi & Zigbee Disclaimer \_\_\_\_\_

We require 14 days advance notice before beginning each phase of the work.

	Payment Schedule	Percentage	Amount	Due Date
1	Payment in Full	100.00%	\$2,229.57	

Initials: \_\_\_\_\_

---

**Total Payments**

**\$2,229.57**

---

Amanda King

Date: \_\_\_\_\_

---

Tim Simpson

Date: \_\_\_\_\_

Initials: \_\_\_\_\_



Proposal: Waterset Central - Add Cameras On Pole3/22/19 - Rev# 0  
Prepared On: 3/22/2019  
For: Amanda King

Presented By: Tim Simpson

hive

311 S. Willow Ave.

Tampa, FL 33606

Main: 813-938-1585

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



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Whether it's an awe-inspiring Home Theater and Music System, a state-of-the-art Security System or a user-friendly Automation Solution that controls virtually everything in your home—Hive's expert Technology Designers will take your home to the next level. We've worked hard to perfect our people, process, and the products we carry providing you with an unmatched experience.



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\_\_\_\_\_  
**DATE**

\*\*\*\*\*

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\_\_\_\_\_  
Client Signature

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Date

Initials: \_\_\_\_\_










Parts: \$0.00

Labor: \$0.00

Total: \$2,644.89

	2 ea	Luma Surveillance IP BUL Camera 710 series - WH-White 8MP Starlight Dome Motorized Varifocal Lens Available in White or Gray	\$617.95	\$1,235.90
	1 ea	Hive Service with Assistance		\$0.00
	2 ea	Luma Surveillance Bullet Junction Mount - WH-White Mount your bullet base directly to this tough junction mount and provide a watertight housing for all your wires and terminations. This mount's compatible with all Luma bullet cameras, and doesn't need other mounts for install.	\$51.95	\$103.90
	3 ea	Hive 10' x 1" Trenched Conduit HS-0002 Trench 10 feet of conduit and running wire through it. Priced per 10 feet.		\$0.00
	3 ea	Carlton 1" x 10' Conduit (PVC)-GREY Route electrical cables and conductors with the JM Eagle 1 in. x 10 ft. PVC Conduit. The Sch. 40 conduit is heat- and corrosion resistant and is rated for 90-degree C conductors.	\$6.00	\$18.00
	1 ea	Carlton 90 Degree Elbow-GREY 1 in. 90-Degree Bellend Standard Radius Elbow	\$3.00	\$3.00
	2 Bag of 15	Carlton 3/4" Coupler-GREY 3/4" Non-Metallic Standard Coupling	\$4.87	\$9.74
	100 ft	Hive Cat5e DB [Data] - 1ft.-Black Cat 5e 350 MHz Direct Burial 24/4 Solid Wire	\$0.30	\$30.00

Initials: \_\_\_\_\_

Parts Subtotal: \$1,400.54

Labor Subtotal: \$1,244.35

Shipping And Handling: \$42.02

Design & Proj. Mgmt: \$264.49

Misc Parts: \$52.90

PIF Discount: \$0.00

Bundled Client: \$0.00

Sales Tax: \$0.00

---

Total: \$3,004.29

\_\_\_\_\_  
Amanda King

Date: \_\_\_\_\_

\_\_\_\_\_  
Tim Simpson

Date: \_\_\_\_\_

Initials: \_\_\_\_\_

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(a) THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA, WITHOUT REFERENCE TO PRINCIPLES OF CONFLICT OF LAWS. This Agreement may not be amended or modified except by a written agreement executed by the parties hereto or their respective successors and legal representatives. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

(b) In the event of any dispute over the terms of this Agreement, or their enforcement, the prevailing party shall have its reasonable attorneys' fees (whether before trial, during trial, on appeal, or otherwise) and costs paid by the other party.

(c) Any litigation arising from a dispute thereunder shall be litigated solely in the Circuit Court of the State of Florida in Hillsborough County, Florida, or in the Federal District Court for the Middle District of Florida, Tampa Division, and the parties hereto submit to the jurisdiction of such courts and agree that such courts shall be the sole situs of venue for the resolution of any such dispute through litigation. In any such litigation, copies of this Agreement shall be admissible in the event that the original is lost.

**TERMS:** Hive, LLC. payment terms are indicated on the Schedule of Payments section of this proposal and this equipment shall remain the property of Hive, LLC until all installation and equipment charges have been paid in full. Hive LLC retains the right to refuse refunds. Equipment may be returned for a credit towards another product or service, minus a 25% restocking fee. Special order items may have an additional restocking fee associated with them.

**PROMPT PAY DISCOUNT:** Any proposal paid in full prior to the start of the project, will received to a 2% DISCOUNT, however any proposal containing primarily Televisions will be paid 100% in full and excluded from any offers or discounts

**PAYMENT TYPES:** We gladly accept cash, check, wire transfer, or these major credit cards. Visa, Master Card, American Express and Discover. All credit card payments will be subject to a convenience fee of 4%. NOTE: Only Master Card & Visa are accepted for monthly reoccurring payments, such as security alarm monitoring.

{Wifi & Zigbee Disclaimer} There is no way to determine how the wifi or zigbee signals will react throughout the structure and during the construction phase. The wifi and zigbee strengths will be measured on a case by case basis at the time of the final equipment phase and may require additional equipment (ie.wifi or zigbee extenders). We cannot guarantee that any client supplied Wifi Mesh or Repeater system will work with the control system proposed. It may require additional parts and labor to integrate it to our equipment.

I have read and understood the Wifi & Zigbee Disclaimer \_\_\_\_\_

We require 14 days advance notice before beginning each phase of the work.

	Payment Schedule	Percentage	Amount	Due Date
1	Payment in Full	100.00%	\$3,004.29	

Initials: \_\_\_\_\_

---

**Total Payments**

**\$3,004.29**

---

Amanda King

Date: \_\_\_\_\_

---

Tim Simpson

Date: \_\_\_\_\_

Initials: \_\_\_\_\_



## Tab 9

**AGREEMENT BETWEEN BALLENGER & COMPANY, INC. AND WATERSET  
CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
FOR IRRIGATION MAINTENANCE SERVICES**

This agreement (the "Agreement") is made and entered into this 1st day of April 2019, by and between:

Waterset Central Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is 9428 Camden Field Parkway, Riverview, FL 33578 ("**District**"), and

Ballenger & Company, Inc., a Florida corporation, with a mailing address at 2335 64<sup>th</sup> Place North, St. Petersburg, FL 33702 ("**Contractor**").

**RECITALS**

**WHEREAS**, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping and irrigation, and other infrastructure; and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide irrigation maintenance services for certain lands within and around the District; and

**WHEREAS**, Contractor, who submitted the proposals attached hereto as composite **Exhibit A** ("**Scope of Services**") and incorporated by reference herein, represents that it has the skills, knowledge and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "**Parties**"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**Section 1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Contractor's Obligation.** The Contractor will provide irrigation maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in the Scope of Services for the Phase 3 Amenity and Waterset Phase 5A-1 (the "**Work**"). Contractor shall perform such Work for \$20,520 per year (\$1,710/month). Contractor shall provide all labor and equipment necessary for such Work. Such Work shall include Contractor performing all required irrigation repairs on irrigation parts which are two inches (2") or less, and no

additional charges shall be incurred for such repairs.

It is the obligation of the Contractor to notify the District, through its designated representative, in writing, of any conditions affecting the irrigation system which are beyond the control of the Contractor, and which may result in damage and/or loss of plant material, including, but not limited to, plants, shrubs, trees, so and turf (hereinafter "**Plant Material**"). This responsibility includes but is not limited to vandalism. Failure of the Contractor to timely report such items in writing shall result in the Contractor incurring full responsibility and cost for the repair or replacement of any portion of the irrigation system which is damaged, and any damaged Plant Material, and such costs shall be deducted from the District's payments to Contractor.

**Section 3. Contractor's Warranties.** Contractor warrants that the Work performed, and all goods and services delivered under this Agreement shall be free from defects in workmanship and material, and shall conform strictly to the specifications set forth herein. Contractor further warrants that all Work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all Plant Material, which, in the opinion of the District, or its representative, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work. By executing this Agreement, Contractor represents that it has examined carefully all of the contract documents, acquainted itself with the Work site, and all conditions relevant to the Work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work pursuant to this Agreement. Contractor acknowledges that the Agreement documents are sufficient for proper and complete execution of the Work.

**Section 4. Billing and Payment.** Contractor shall bill the District for Services based on invoice with appropriate support documentation for the Fee and Reimbursements. Provided Contractor has submitted invoices for the fees and reimbursements with the appropriate support documentation by the fifteenth (15<sup>th</sup>) of the month, Contractor shall be paid by the thirtieth (30<sup>th</sup>) of the following month unless such invoice is disputed as described below. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District's receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Services, in District's sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement. As compensation for the Work, the District agrees to pay Contractor Thirty-Three Twenty Thousand Five Hundred and Twenty Dollars & no/100 (**\$20,520.00**) per year, in standard monthly amounts of One Thousand Eight Hundred Ten Dollars & no/100 (**\$1,710.00**). Additional charges for services not included in the Work shall be included in accordance with Composite Exhibit.

- A. No additional work above \$ 1,000.00 shall be performed without prior written approval by the District.

**Section 5. Care of the Property.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages and the repair of the damage.

**Section 6. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million and No/100 Dollars (\$1,000,000.00) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors, and the District's clubhouse manager, Castle Management, LLC, 12770 S.W. 3<sup>rd</sup> Street, Suite 200, Plantation, FL 33325, or its successor (the "**Clubhouse Manager**") shall be named as additional insureds in all policies of insurance. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District and the Clubhouse Manager. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.



**Section 7. Independent Contractor.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

**Section 8. Indemnification.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees and their respective successors and assigns (the "District Parties") from any and all Claims occurring incident to or resulting in whole or in part from the activities of the Contractor, the Contractor's agents, employees, subcontractors, advisors, and other parties (the "Contractor Parties") employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District's gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies Contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights or recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all state laws, rules, ordinances, regulation, by-laws, orders decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

**No Construction Contract.** It is agreed by the Parties that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended), and that said statutory provision does not govern, restrict or control this Agreement.

**Section 9. Recovery of Costs and Fees.** In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

**Section 10. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**Section 11. Labor, Materials and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under

this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Contractor waives the right to file mechanic's and construction liens, and will indemnify, defend and save harmless the District against any and all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

If a Notice to Owners is filed by any subcontractor, it will be addressed by the Counsel for the District, and the Contractor may be assessed legal fees to address the issue.

**Section 12. Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

**Section 13. Enforcement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**Section 14. Termination.** The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any cause, including but not limited as set forth in Section 14. of this Agreement. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the work performed up to that date, offset by any damages or costs incurred by the District resulting from Contractor's failure to perform in accordance with this Agreement.

**Section 15. Inspections.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. At such time when the District contracts for monthly irrigation inspections, the District shall require at least one individual representing the Contractor to accompany the District's representative on this inspection. However, the inspection will still take place if the Contractor fails to attend. A written report

will then be provided by the District's representative and distributed to the Contractor, the Board of Supervisors and the District Manager with findings. The Contractor shall be required to explain, in writing, what actions shall be taken to remedy those findings within the specified amount of time as requested by the District. If the Contractor does not respond and satisfactorily address the findings within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may result in immediate termination of this contract for cause at the District's discretion.

**Section 16. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

**Section 17. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**Section 18. Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 19. Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

- a. If to Contractor: Ballenger & Company, Inc.  
2335 64<sup>th</sup> Place North  
St. Petersburg, FL 33702  
Attn: Mark Ballenger
- b. If to District: Waterset Central Community Development District  
9428 Camden Field  
Parkway Riverview, FL  
33578  
Attn: Grant Phillips,  
District Manager.
- With a copy to: Erin McCormick Law, PA  
3314 Henderson Blvd. Suite 103  
Tampa, FL 33609  
Attn: Erin McCormick

**Section 20. Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended



or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**Section 21. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

**Section 22. Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida

**Section 23. Effective Date and Term.** This Agreement shall become effective as of **April 1, 2019** and remain in effect until **March 31, 2020**. At the end of the Initial Term, this Agreement includes the option for two (2) one (1) year annual renewals with discretion of the Board of Supervisors' approval.

**Section 24. Conflict.** To the extent that the terms described in **Exhibit A** conflict with the terms of this Agreement, the terms herein shall control.

**Section 25. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District, in addition to other remedies available to the District, may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**Section 26. Books and Records; Public Records.** The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- A. Keep and maintain public records required by the District to perform services.
- B. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.



- C. Ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement of the Contractor does not transfer the records to the District.
- D. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- E. If the Contractor does not comply with a public record request, failure to comply shall be considered a default under the terms of the Agreement and applicable law, and District shall enforce the Agreement accordingly.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

*[Signature Page to Follow]*

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

**BALLENGER & COMPANY,  
INC.**

\_\_\_\_\_  
*Mark A. Ballenger*

Title: \_\_\_\_\_

Title: Mark A. Ballenger - President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_. He or she is ( ) personally known to me; or ( ) has produced \_\_\_\_\_, as identification.

SWORN to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed name of Notary Public

## **COMPOSITE EXHIBIT “A”**

### **SCOPE OF SERVICES**



***Ballenger & Company, Inc.***

- 2335 64<sup>th</sup> Pl. N. St. Petersburg, FL 33702

*Irrigation Management Specialists*

Telephone 727-520-1082 Fax 727-330-3698 email – Mark@BallengerIrrigation.com

## **IRRIGATION MAINTENANCE CONTRACT**

For: Waterset Central CDD  
9428 Camden Field Parkway  
Riverview, FL 33578

**Waterset Central  
Phase 3 Amenity**  
Apollo Beach, Florida

Ballenger & Company Inc. Agrees to inspect and test the irrigation system components at the above captioned sites one (1) time per month. Areas shall include 36 zones controlled by one controller. (1-Hunter ACC controller) supplied by reclaimed water. Control monitoring shall be performed, and irrigation schedule shall be set utilizing site data and current E.T. (evapotranspiration) readings from the onsite unit.

These inspections shall include:

### **A. IRRIGATION CONTROLLER (1) & HUNTER IMMS CENTRAL CONTROL**

1. semi automatic start of the automatic irrigation controller
2. monitor controller operations through IMMS software
3. adjust necessary timing changes based on site conditions
4. pay controller annual communications fee to Hunter Industries
5. test and maintain ET & rain shut off devices

### **B. WATER SOURCE RECLAIMED – 2"**

1. visual inspection meter and filter assembly
2. test operations at functioning flows
3. clean/flush filter assembly

### **C. IRRIGATION SYSTEMS**

1. manual test and inspection of each irrigation zone
2. clean and raise heads as necessary
3. adjust arc pattern and distance for required coverage areas
4. clean out irrigation valve boxes
5. replacement of worn-out irrigation heads
6. programming irrigation controllers for quarterly annual flower installation

### **D. REPORT**

1. irrigation start time, operation time weekly schedule
2. maintenance and repair items performed
3. general comment & recommendations
4. maintain irrigation as-build record documents



Items listed above provide for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires, irrigation controller or pump repairs and/or vandalism, acts of God, other utility activities are considered an additional charge. Irrigation products covered under a manufactures warranty shall be replaced at no materials charge. Said product shall be submitted to the manufacture for warranty disposition.

**Additional Charge Breakdown**

After hour emergency Service Call \$ 125.00 plus \$85.00 per hour

No charge for standard additional service call (1 extra per month)

Technical Labor @ \$60.00 per hour

Assistant Labor @ \$ 44.00 per hour

Valve Tracker, flat rate \$ 35.00 per use

Splice & Nick locator, flat rate \$ 75.00 per use

Materials @ list price less 10%

No additional work above \$ \_\_\_\_\_ shall be performed without prior approval from \_\_\_\_\_, @ ph# \_\_\_\_\_

Contact person's name (PLEASE PRINT)

All labor and materials shall carry one-year warranty against defects of a service connected nature. Solid state components shall be warranted for ninety (90) days.

Ballenger & Company agrees to respond to emergency type repairs within 48 hours. Additional service calls shall receive priority scheduling.

No warranties are expressed or implied for landscaping or sod for failure of irrigation system during maintenance contract.

Contract Amount: Five Hundred & no/100 Dollars (\$ 500.00) per month.

1. Contract time: The contract work described herein will be performed for a twelve (12) month period commencing on September 1, 2018 with the option for additional years. The owner shall have the option to renew for successive twelve (12) month time periods at the sole desertion and exercising of the option shall be determined 30 days prior to the contract end.

2. Either party may without cause and prejudice, cancel this agreement with a Sixty (60) day written notice of cancellation. In such case, Contractor shall be paid (without duplication) for completed and acceptable executed work performed.

3. No assignment by this contractor of this contract or any part thereof, or any monies due, or to become due there under, shall be made without prior written approval of the Owner.

4. New and additional areas to scope shall be priced as an addition to base contract.

*Mark A. Ballenger*

Mark A. Ballenger - President

Ballenger & Company, Inc.

Attest: Waterset Central CDD

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

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

**PART 4** Waterset Central CDD Phase 3 Amenity Center

Irrigation (All labor and materials) \$ 6,000.00 /Yr

Freeze Protection (description of ability) monitor weather conditions via on site ET sensors & predicted weather conditions. Respond to freeze danger with site visit to disable pumps & drain down above ground apparatuses. Return to site once freeze danger threat expires & re-pressurize water supplies, test operation and report and damages

\$ 65.00/hr /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 85.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Repair materials @ list price less 10% for any item not included in general maintenance specifications which include, but not limited to all irrigation main line/fittings, water supply sources pump/well, control devices, backflow devices, automatic and manual valves, controllers, wire, valve boxes and any electrical devices.

**PART 5**

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ /Yr (if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ /CY (app. April)

And





***Ballenger & Company, Inc.***

- 2335 64<sup>th</sup> Pl. N. St. Petersburg, FL 33702

*Irrigation Management Specialists*

Telephone 727-520-1082 Fax 727-330-3698 email – Mark@BallengerIrrigation.com

## **IRRIGATION MAINTENANCE CONTRACT**

For: Waterset Central CDD  
9428 Camden Field Parkway  
Riverview, FL 33578

**Waterset Central**  
**Phase 5A-1**  
Apollo Beach, Florida

Ballenger & Company Inc. Agrees to inspect and test the irrigation system components at the above captioned sites one (1) time per month. Areas shall include 54 zones controlled by four (4) controllers, (Two-Hunter ACC-99DecoderPP & Two Hunter XCH battery controller) supplied by four (4) reclaimed water connections & filters. Control monitoring shall be performed, and irrigation schedule shall be set utilizing site data and current E.T. (evapotranspiration) readings from the onsite E.T. unit.

These inspections shall include:

### **A. IRRIGATION CONTROLLERS (4) & HUNTER IMMS CENTRAL CONTROL**

1. semi automatic start of the automatic irrigation controller
2. monitor controller operations through IMMS software
3. adjust necessary timing changes based on site conditions
4. pay controller annual communications fee to Hunter Industries
5. test and maintain ET & rain shut off devices

### **B. WATER SOURCE RECLAIMED – 2-2" & 2-1"**

1. visual inspection meter and filter assembly
2. test operations at functioning flows
3. clean/flush filter assembly

### **C. IRRIGATION SYSTEMS**

1. manual test and inspection of each irrigation zone
2. clean and raise heads as necessary
3. adjust arc pattern and distance for required coverage areas
4. clean out irrigation valve boxes
5. replacement of worn-out irrigation heads & nozzles
6. programming irrigation controllers for quarterly annual flower installation

### **D. REPORT**

1. irrigation start time, operation time monthly schedule
2. maintenance and repair items performed
3. general comment & recommendations
4. maintain irrigation as-build record documents

Items listed above provide for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires, irrigation controller or pump repairs and/or vandalism, acts of God, other utility activities are considered an additional charge. Irrigation products covered under a manufactures warranty shall be replaced at no materials charge. Said product shall be submitted to the manufacture for warranty disposition.

**Additional Charge Breakdown**

After hour emergency Service Call \$ 125.00 plus \$85.00 per hour

No charge for standard additional service call (1 extra per month)

Technical Labor @ \$66.00 per hour

Assistant Labor @ \$ 44.00 per hour

Valve Tracker, flat rate \$ 35.00 per use

Splice & Nick locator, flat rate \$ 75.00 per use

Materials @ list price **less 10%**

No additional work above \$ \_\_\_\_\_ shall be performed without prior approval from

\_\_\_\_\_, @ ph# \_\_\_\_\_

Contact person's name (PLEASE PRINT)

All labor and materials shall carry one-year warranty against defects of a service connected nature. Solid state components shall be warranted for ninety (90) days.

Ballenger & Company agrees to respond to emergency type repairs within 48 hours. Additional service calls shall receive priority scheduling.

No warranties are expressed or implied for landscaping or sod for failure of irrigation system during maintenance contract.

Contract Amount: One Thousand Two Hundred Ten & no/100 Dollars (\$ 1,210.00) per month.

1. Contract time: The contract work described herein will be performed for a twelve (12) month period commencing on April 1, 2019 with the option for additional years. The owner shall have the option to renew for successive twelve (12) month time periods at the sole discretion and exercising of the option shall be determined 30 days prior to the contract end.
2. Either party may without cause and prejudice, cancel this agreement with a Sixty (60) day written notice of cancellation. In such case, Contractor shall be paid (without duplication) for completed and acceptable executed work performed.
3. No assignment by this contractor of this contract or any part thereof, or any monies due, or to become due there under, shall be made without prior written approval of the Owner.
4. New and additional areas to scope shall be priced as an addition to base contract.

*Mark A. Ballenger*

Mark A. Ballenger - President

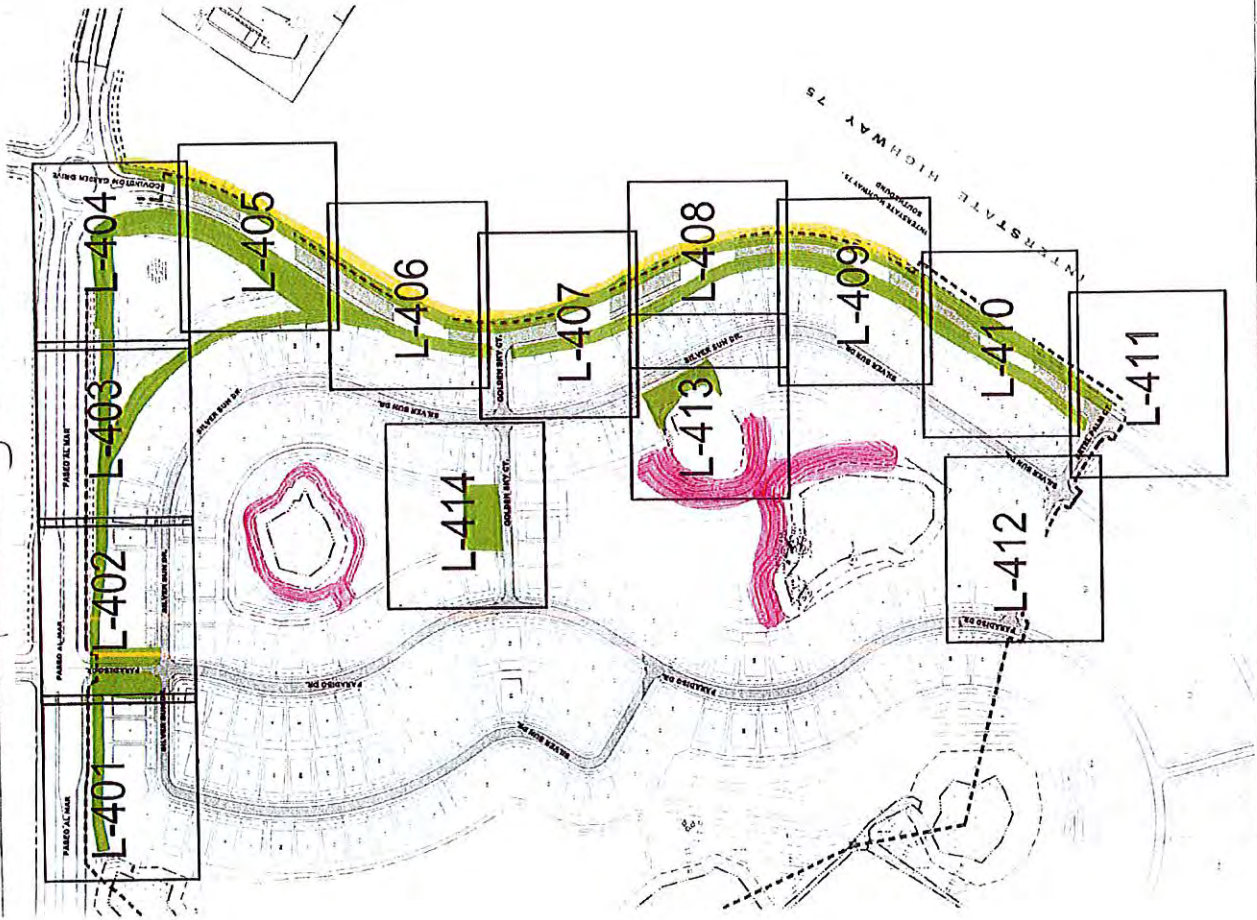
Ballenger & Company, Inc.

Attest: Waterset Central CDD

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



COO Waterset Phase 5A1  
 Central Landscape + Irrigation  
 3.14.19 AL



Week 1  
 1 Pass on School prop (right of sidewalk)  
 Limited Mowing - (Bath)  
 Discuss timing w/ John

## **Tab 10**

# Lake Services Proposal for Waterset Central CDD



Partnership for Beautiful and Healthy Waterways

**Aquatic Systems, Inc., a SOLitude Lake Management Company**

Lake & Wetland Management Services  
2100 NW 33rd Street • Pompano Beach, FL 33069  
800-432-4302 • [www.aquaticsystems.com](http://www.aquaticsystems.com)



## Aquatic Systems, Inc. a SOLitude Lake Management Company Lake and Wetland Management Services

---

March 22, 2019

Mr. Grant Phillips, District Manager  
**Waterset Central CDD**  
c/o Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, Florida 33578

**VIA EMAIL: [gphillips@rizzetta.com](mailto:gphillips@rizzetta.com)**

Dear Grant:

At your request, on March 15, 2019, we surveyed the waterways at **Waterset Central CDD**. We recommend that this integrated **Aquatic Systems, Inc.** program of waterway management be initiated as soon as possible:

Algae Management. Please recognize that some algae is of benefit to the water quality and food chain, enhancing the total ecosystem.

Management of all existing noxious aquatic weeds growing in the waterway.

Scheduled inspections, with treatment as necessary, to *prevent* growth of new aquatic weed species through introduction by drainage or other natural processes.

Management of the shoreline grasses growing in the water to the water's edge.

Establishment of a professional reporting system for property management administration.

Kindly sign the contract and return to us as soon as possible, so we may schedule your program.

Grant, a waterway system thrives on the oxygen-producing and nutrient up-taking properties of its plant life. It is the intent of **Aquatic Systems, Inc.** to provide an ecological balance so that both the waterway ecosystem, including fish, animal life, and neighboring community can benefit.

If you have any questions, please do not hesitate to contact me at 1-800-432-4302.

We look forward to serving **Waterset Central CDD**!

Sincerely,

Nicholas Viles  
Business Development Consultant  
NV/lms

cc: Doug Agnew, General Manager/Senior Consultant  
cc: Josh McGarry, District Manager

Enclosure

 **Vertex Water Features Authorized Lake Aeration & Fountain Dealer**

**2100 NW 33rd Street • Pompano Beach, FL 33069 • 1-800-432-4302 • [www.aquaticsystems.com](http://www.aquaticsystems.com)**  
**Ft. Myers • Ft. Pierce • Jacksonville • Miami • Pompano Beach • Sanford • Sarasota • St. Petersburg • Sun City • Wesley Chapel • Winter Garden**



# Aquatic Systems, Inc., a SOLitude Lake Management Company

Lake & Wetland Management Services

*Everything a Lake Should Be*

2100 NW 33<sup>rd</sup> Street, Pompano Beach, FL 33069

Telephone: 1-800-432-4302

www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Grant Phillips, District Manager

**Waterset Central CDD**

c/o Rizzetta & Company

9428 Camden Field Parkway

Riverview, Florida 33578

(813) 933-5571

gphillips@rizzetta.com

## Aquatic Services Agreement

**One-Year Agreement** - Automatic Renewal

Month Service is to Commence: \_\_\_\_\_

**Date of this proposal:** March 22, 2019 JFM/NV-R-90

hereinafter called "Customer". The parties hereto agree as follows:

1. **ASI** agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Seventeen waterways (26,751 total linear foot perimeter) located at **Waterset Central CDD** in Apollo Beach, Florida.

2. Minimum of **TWENTY-FOUR (24)** inspections with treatment as required (twice monthly).

3. CUSTOMER agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

### Annual Maintenance Program:

Algae & Aquatic Weed Management	Included
Shoreline Grass Management to the Water's Edge	Included
Lake Dye	As Required by <b>ASI*</b>
Debris Removal <sup>1</sup>	Included
Management Reporting	Included
Monthly Special Customer Site Inspection Report	Included

Total Program Investment      **\$2,172.00      Monthly**

*The above price is effective for 90 days from the date of this proposal.*

<sup>1</sup> Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

*\*Services performed at ASI's sole discretion for the success of the Waterway Management Program*

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### ***Terms & Conditions of Aquatic Services Agreement***

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1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.

3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

\_\_\_\_\_  
Customer or Authorized Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title of Signer

\_\_\_\_\_  
Print Company Name of Signer

\_\_\_\_\_  
Aquatic Systems, Inc. Signature

\_\_\_\_\_  
Date

Site Maps



# Our Commitment to Responsible Lake Management

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

## Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

### You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

## Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to improve our lake management technology. Our goal is to find environmentally sound solutions that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

## Your Personal Lake & Wetland Management Team



**Doug Agnew**

General Manager & Senior Consultant

B.S. in Environmental Studies, Richard Stockton College of New Jersey. 33 years' experience.



**Josh McGarry**

District Manager

A.A. Liberal Arts, University of Florida. 10 years' experience.



**Matt Kramer**

Regional Biologist & Project Manager

B.S. in Biology and Marine Science, University of Tampa. Five years' experience.



**Sam Sardes**

Weed Science Director, Certified Lake Professional

M.S. in Agronomy, University of Florida. Five years' experience.



**Peter Simoes**

Acct Rep - Regional Biologist

B.S. Environmental Studies, University of South Florida. Three years' experience.



**Logan Bell**

Acct Rep - Field Biologist

B.S. Candidate in Biology, University of South Florida. Five years' experience.



**Jason Jaszak**

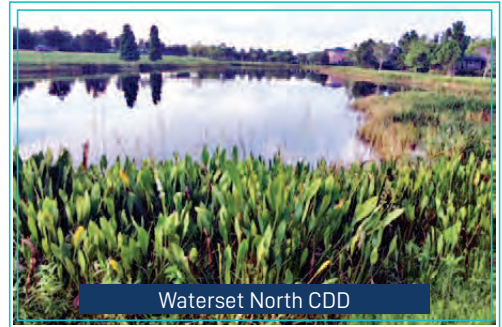
Service Manager

A.A.S. Fishery Science, Hillsborough Community College. Eight years' experience.



# Your Local Area Satisfied ASI Customers

11 field offices throughout the state to service our customers



Waterset North CDD

## **Community Development District**

Fishhawk Ranch CDD  
Magnolia Park CDD  
Waterset North CDD



Summerfield Master Community

## **Home Owners Association**

Southshore Falls HOA  
Summerfield Master Community  
Sun City Center West Master Association



Renaissance Country Club

## **Golf Course**

Cypress Creek Golf Club  
Renaissance Country Club  
Summerfield Crossing Golf Course



Southshore Falls

## **Retirement Communities**

Southshore Falls

# *Aquatic Management Programs*

## Working in Florida Waterways Since 1977

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



### Algae and Aquatic Weed Control

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



### Wetland and Upland Mitigation Services

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



### Midge Fly and Mosquito Control

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



### Aquatic Lab and Field Testing and Research

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



### Vertex Lake Aeration and Floating Fountains

- Sales, installation, service and repair by well-trained technicians of:
  - Bottom diffused aeration systems to improve overall water quality
  - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



### Fisheries Management

- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill



# Assessment Services

## Lake Water Quality Testing and Research Services

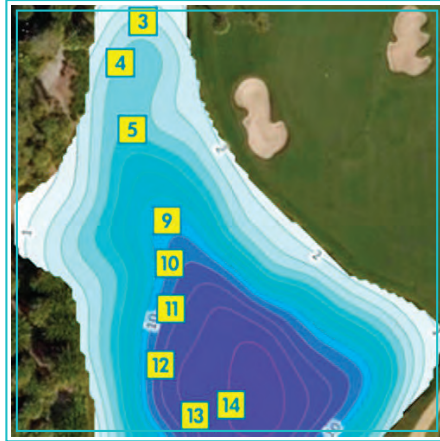
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



### FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



### BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



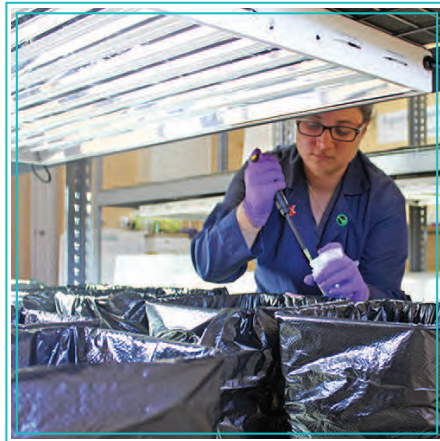
### WATER QUALITY LAB

Water is more than H<sub>2</sub>O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



### ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic.



### AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



### CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.

## **Tab 11**



# PROPOSAL 250079

## WATERSET NORTH CDD



### Submitted to

CONTACT BARRY MAZZONI  
ADDRESS 3434 COLWELL AVENUE # 200  
TAMPA FL 33614

PHONE  
EMAIL bmazzoni@castlegroup.com

ESTIMATE # 006-19-250079  
DATE 4/18/2019  
WRITTEN BY RON SILVEIRA  
REFERENCE

### Project Detail - Page 1

LOCATION WATERSET NORTH CDD DISTANCE 14 MILES COORDINATES  
PROJECT NAME REPLACEMENT CBU-BOWSPIRIT

### Items

		PRICE EACH	QTY	TOTAL
1	<b>LABOR / INSTALLATION, INSTALL - TAMPA, LOCAL 15-30</b> INSTALLATION-REMOVAL-USPS COORDINATION AND REKEYING OF 16 UNIT CBU MAILBOX	\$225.00	1	\$225.00
2	<b>LABOR / INSTALLATION, SHIPPING, STANDARD</b> SHIPPING FROM MANUFACTURE	\$180.00	1	\$180.00
3	<b>MAILBOX, CBU, 16 DOOR, DECORATIVE, BALL FINIAL - TRADITIONAL, STD NUMBERING, BLACK Sided, INVOICED UPON RECEIPT</b> BLACK 16-UNIT DECORATIVE CBU WITH STANDARD NUMBERING 1-16	\$1,957.62	1	\$1,957.62

**PRE-TAX TOTAL \$2,362.62**

**EST TAX (.085) \$0.00**

**TOTAL \$2,362.62**

### Approval

#### TERMS & CONDITIONS

- All work will be completed in a workmanlike manner according to standard practice. All agreements are contingent upon delays and material cost increases beyond our control.
- Pricing in this proposal is subject to acceptance within 14 days and is void thereafter.
- Depending upon the agreed credit terms, a deposit may be required before work is to commence.
- If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project immediately upon completion.
- Any labor and installation pricing is approximate and subject to change based upon actual time incurred.
- Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Product will be warehoused until the client is ready for installation, at which time applicable installation labor will be invoiced upon completion.
- Sales tax is estimated and subject to change based upon the actual rate at time of invoicing.
- Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary.
- Customer is responsible for variations from customer supplied architectural drawings & hardscapes.
- Signature on this proposal constitutes approval from the client on supplied artwork/graphics.
- Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

ONSIGHT INDUSTRIES, LLC.

RON SILVEIRA

4/18/2019

SIGNATURE

NAME

DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634  
P: 407.830.8861 • F: 407.830.5569

## Tab 12

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
AGREEMENT FOR USE OF PROPERTY**

**This Agreement** is made entered into on this day, the 28th of March 2019, by and between:

**Waterset Central Community Development District**, whose address is 9428 Camden Field Parkway, Riverview, Florida 33578 ("District"), and **NNP Southbend II, LLC**, whose address is 777 S. Harbour Island Boulevard, Suite 320, Tampa, Florida 33602 ("NNPSII").

For the benefit of the District and its residents, the District and NNPSII hereby agree that the District will allow use of its property, specifically the Waterset Club Amenity (the "Property") for purpose of a concert and/or other event on July 4, 2019 (the "Events"). The District agrees to allow use of the Property at no cost to NNPSII.

**The District and NNPSII both agree to the following terms:**

The District will be responsible for the cost to cover additional staff during and following the Events. The cost is calculated based on the amount the employee makes per hour and the amount of hours the additional staff is needed for the event.

Initial psm

NNPSII is responsible for any damage to District property that may occur during the event by their volunteers, employees, performers, participants and/or spectators of the event.

Initial psm

NNPSII is responsible for the costs to clean up of the property. This includes emptying the garbage cans and picking up trash/debris off the ground.

Initial psm

Advertising, special offers and all promotional materials must be coordinated and approved by the District Staff. NNPSII will forward these materials to the District Staff for review and approval.

Initial psm

Parking is limited. Arrangements will be coordinated with the District Staff prior to the Events to identify where volunteers, employees, participants and spectators may park.

Initial psm

An onsite District staff member must be present at all times during the Events including set up and break down.

Initial psm

Plans and final details for the Events must be discussed with the onsite District Coordinator prior to the Events.

Initial psm

All unattended Event property will be removed as soon as possible after designated Event days to ensure that the Property is restored to its original state.

Initial psd

NNPSII and all vendors and contractors providing services for the Events shall obtain and maintain Commercial General Liability Insurance for use of the Property during the Events, which insurance must be current and valid the day of the Events. The insurance shall, at a minimum, provide One Million Dollars (\$1,000,000) in Commercial General Liability coverage for each occurrence. The following must be named as Additional Insureds:

**Waterset Central CDD  
9428 Camden Field Parkway  
Riverview, FL 33578**

The District may terminate this Agreement immediately, and at no cost to the District upon: (i) breach of any covenant of this Agreement by NNPSII; or (ii) a determination that the Property has become unfit for use for the Events, which determination shall be made in the sole discretion of the District.

NNPSII shall defend, indemnify and hold the District harmless from and against any and all actions, claims, suits, damages, fines, governmental penalties and liabilities asserted by third parties against the District as a result of the Events, and/or any intentional act or negligence of NNPSII, its employees, contractors or agents, and/or as a result of NNPSII's breach of any of its obligations under this Agreement. Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District's gross negligence or willful misconduct.

NNPSII agrees to follow all Federal, State, County, City and District policies when planning the Events and assumes all liability for any fines, notices, or violations the District receives as a result of the Events. This includes acquiring all the proper permits and documentation for the Events. To the extent allowable under its license agreement with ASCAP, the District's ASCAP license shall cover musical performances.

The undersigned each represent that they are authorized to execute this Agreement on behalf of themselves and to bind their respective principals, agencies, or companies. Except as set forth above, this Agreement is valid from the time of signing to the conclusion of the Events.

  
NNP Southbend II, LLC Signature (or its representative)

4.1.19  
Date

  
Waterset Central CDD Representative Signature

4/1/19  
Date



## **Tab 13**

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT FACILITIES  
MANAGEMENT AGREEMENT**

THIS AGREEMENT is made and entered into this 1<sup>st</sup> day of July, 2018, by and between:

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and having offices at 9428 Camden Field Parkway, Riverview, Florida 33578 (the “**District**”), and

**CASTLE MANAGEMENT, LLC**, a Florida limited liability company, having its principal address at 12770 S.W. 3rd Street, Suite 200, Plantation, FL 33325 (“**Contractor**”).

**RECITALS**

WHEREAS, the District is the owner of amenity facilities that include two swimming pools, (a junior Olympic lap pool and a second pool with water slides), a clubhouse with a gathering room, kitchen, fitness center, game room and lounge with televisions, tennis courts, basketball courts, pickleball courts, volleyball courts, a playground, sports fields and a trail system (collectively, the “**Amenity Facilities**”) as well as other common areas for purposes including, but not limited to, parks, landscaping, stormwater management and other purposes (the Amenity Facilities together with the other common areas are collectively referenced as the “**Facilities**”), said Facilities being located within the boundaries of the Waterset Central Community Development District in Tampa, Hillsborough, Florida; and

WHEREAS, the District intends to provide for the operation and management of the Facilities; and

WHEREAS, Contractor has a background in the operation and management of recreational and other community facilities and is willing to provide such operation and management services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor by entering into this Agreement with Contractor to operate and manage the Facilities and to provide other services as described in this Agreement.

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 Contractor agree as follows:

1.     **INCORPORATION OF RECITALS AND EXHIBITS.** The recitals stated above, and the Exhibits attached hereto, are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2.     **ENGAGEMENT OF SERVICES**

- A. The District agrees to utilize Contractor to provide operation and management services in accord with the terms of this Agreement.
- B. Term. The District agrees to pay Contractor for its services for the period between July 1, 2018 through June 30, 2019, (the “**Initial Term**”), in accordance with the terms and conditions contained in this Agreement. After the Initial Term, this Agreement may be extended for up to three (3) annual extension terms of one (1) year each upon the mutual consent of the parties.
- C. Services. (1) Contractor shall perform all normal duties associated with staff maintaining the Amenity Facilities, to ensure their smooth operation and to help promote the safe enjoyment by residents and guests. (2) Contractor shall furnish amenity management, administrative, and janitorial/maintenance services, and shall coordinate the activities of the District’s contractors who are performing maintenance on the Facilities, as more particularly described in the Specifications attached hereto and incorporated herein as **Exhibit A and Exhibits B-1 and B-2** (the “**Services**”)
- D. Compensation. The amount payable to Contractor for Services provided pursuant to this Agreement and described in C(1) above shall be One Dollars (\$1.00) per year (the “**Yearly Contract Amount**”). In addition, the District agrees to reimburse the Contractor for all payroll reimbursement charges in accordance with Exhibit B-1, incurred in providing the Services pursuant to paragraph C.(2). These fees include all costs, expenses, and overhead incurred by Contractor in connection with the management and operation of the Amenity Facilities, consistent with the terms of this Agreement. Approved Reimbursables, in addition to the Annual Contract Amount, and Payroll reimbursement amount, shall be reimbursed at cost and are limited to (1) postage, envelopes, printing and copying for mass mailings and (2) other District-approved reimbursable expenses, unless otherwise specifically provided for herein. The District agrees to pay the Contractor, in advance on the first day of each month, all Payroll Reimbursement charges in accordance with Exhibit B bi-weekly, in addition to approved reimbursables as set out above, by check, subject to receipt by the District of an invoice for the amounts payable, which must be received at least fifteen (15) days prior to the date payment is due. Contractor’s failure to submit an invoice will result in a delay in payment until such invoice is received and processed by the District. If the District and Contractor mutually consent to the extension of the Agreement from the Initial Term or a previous extension term, the parties agree the Annual Contract Amount for that extension term shall increase two and one-half percent (2.5%) per year. Any increases in salary for the employees included in Exhibit B-1 shall be subject to approval by the District.
- E. Access to Facilities. This Agreement grants to Contractor the right to access the Facilities for those purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable federal, state, and local laws, ordinances, rules, and regulations, including but not limited to Florida’s Sunshine Law, the District Rules of Procedure, the District’s Facilities Rules and Policies, and the Waterset HOA Club Rules (the “**Club Rules**”), as amended and supplemented from time to time.

3. REVENUE AND TAX-EXEMPT STATUS.

- A. Revenue for a Public Purpose. The parties agree that the Facilities shall be operated and maintained for an exclusively public purpose, and that any monies generated from the operation of the Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities.
- B. The Contractor shall maintain an accurate record of all Facilities, using an accounting system provided by the District, revenues received from the operation of the Facilities, the collection of Amenity Fees, in accordance with the District's Facilities Rules and Policies, and the collection of recreational and/or program fees and revenues (collectively the "**Revenues**"). The Contractor shall remit to the District the Revenues, and an accounting for the Revenues for a given month no later than fifteen (15) days after the end of the month. The Contractor will not have charge of the Revenues other than to collect the Revenues and remit them to the District under this Agreement, subject to the provisions of Section 4. of this Agreement. The Contractor shall carry commercial crime insurance in the amounts set forth in the Agreement to secure the performance by the Contractor of its powers and duties under this Agreement relating to the collection of the Revenues and handling of petty cash direct purchases under this Agreement.
- C. Tax-Exempt Status. The District agrees to pay any applicable ad valorem taxes. Provided, however, if the Contractor violates the terms of this agreement, resulting in ad valorem taxation of the Facilities, the Contractor shall be responsible for the payment of ad valorem taxes.

4. RECREATION PROGRAMS AND ACTIVITIES. With the District's prior approval, the Contractor may, through its own employees provide recreation programs and activities in accordance with the applicable rules and policies of the District.

The Contractor shall ensure that all Amenity fees charged to Patrons and Guests are consistent with the rates set forth in the District's Rules and Policies, as may be amended from time to time. The Contractor may: (1) directly collect such Amenity fees; or (2) with prior written notice to and consent of the District, allow subcontractors providing programming services to collect fees for specific programs. The Contractor shall remain responsible for the collection of all amenity fees, programming fees and other Revenues, and shall remit all Revenues to the District, in accordance with Section 3. of this Agreement, except that, with prior written notice to and consent of the District, and subject to the terms of an Independent Contractor Agreement, in the form approved by the District, a service provider providing programming services may collect and keep program revenues as compensation for the service provider's services.

5. GENERAL CONDITIONS.

- A. The cost of all equipment and supplies required by the Contractor to properly complete the services will be the responsibility of the District. It may be necessary for Contractor to purchase certain goods and services in connection with the performance of this Agreement. However, all such purchases in excess of five hundred dollars (\$500) shall be approved in advance by the District's Board of Supervisors (the "Board") (or by the District Manager and



Board Chair, if authorized by the Board to provide such approval), and shall be coordinated with the District Manager, and shall be fully consistent with the approved District Budget. Any extraordinary purchase not contemplated in the approved District budget shall be approved by the Board. Any goods, materials, or equipment purchased by Contractor in accordance herewith or on behalf of the District shall be owned by the District.

- B. In the event of an emergency, if feasible, the Contractor shall report such expenditure and the reason to the District Manager and the Chair or Vice Chair for approval prior to incurring costs that are the responsibility of the District. Such reimbursements shall be paid only in accord with receipts for such costs provided to the District by Contractor.
- C. If any capital improvements to the Facilities are needed in the future, Contractor shall make recommendations to the District Board of Supervisors for consideration. Such recommendations shall be delivered to the District Manager prior to presentation to the District Board of Supervisors. Contractor agrees to cooperate with and make recommendations to the District with respect to establishing and amending facility hours, policies and procedures, rules and regulations, and other matters of importance for the smooth operation of the Facilities.
- D. Contractor is an independent contractor. Contractor's staffing at the Amenity Facilities shall consist of Contractor's employees. Contractor shall be responsible for all of its employees' compensation and for payment of all relevant taxes, worker's compensation and other related charges. Contractor shall have the sole authority as an independent contractor in dealing with its employees. Contractor and the District each acknowledge and agree that the persons performing services pursuant to this Agreement are not employees of the District under the meaning of any federal or state unemployment or insurance or other laws.
- E. Contractor agrees that it shall be responsible for reporting to the District all readily observable or known problems with the Facilities, its appurtenant facilities and equipment.
- F. Contractor shall not make or enter into contracts, institute legal proceedings, or take any other steps in the name of the District without the express written consent of the District.

6. TERMINATION.

- A. Either party may terminate this Agreement for convenience by providing the other party with at least sixty (60) days written notice of said party's intent to terminate. The District shall pay, in accordance with the terms of this Agreement, the monies owed to Contractor for that period after termination of this Agreement when services were performed by Contractor, subject to any setoffs to which the District may be entitled. In the District's sole discretion, the District may terminate this Agreement without cause and demand

Contractor immediately remove its personnel and property from the Facilities; however, if the District makes such a demand, the District shall pay Contractor the monies owed it, as if Contractor had continued to perform under this Agreement for thirty (30) days after the District's notice of the termination of this Agreement without cause. District may immediately terminate this Agreement, with no further obligation to pay Contractor for future services, if Contractor engages in any illegal or fraudulent activities.

- B. Upon termination of this Agreement, the Contractor shall, as soon as practicable, but in no event later than the effective date of termination, (i) turn over and deliver to District all records, documents, contracts, agreements, plans, accounts, computer files or other documentation pertaining to the Facilities and this Agreement, (ii) deliver to District all cash, investments, receivables deposits. Contractor shall be entitled, at its expense, to retain copies of all books, records, etc. pertaining to this Agreement with the exception of any membership lists, address lists for members, owners or residents of the District, and the like, and (iii) vacate any portion of the Facilities accessed by Contractor as a result of this Agreement. Contractor agrees that it shall cooperate with District to affect an efficient and orderly transition of responsibility with respect to the management of the Facilities upon termination or expiration of this Agreement.

## 7. INSURANCE.

- A. Contractor shall maintain, at its expense, throughout the term of this Agreement the following insurance, written by a company or companies licensed to do business in the State of Florida:
- (i) Worker's Compensation Insurance to cover full liability under the worker's compensation laws of the State of Florida.
  - (ii) Commercial General Liability Insurance with limits of \$2,000,000 (two million dollars) aggregate, and \$1,000,000 (one million dollars) per occurrence applicable to bodily injury, sickness or death and \$2,000,000 (two million dollars) aggregate, and \$1,000,000 (one million dollars) per occurrence for loss or damage to property. Comprehensive General Liability Insurance shall include Premises/Operations; Contractual Liability; Personal Injury; Fire; Products/Completed Operations; Broad Form Property Damage; Cross Liability and Severability of Interest Clause; and Incidental Medical Malpractice.
  - (iii) Employment Practices Liability Insurance with limits of \$1,000,000 (One Million Dollars).
  - (iv) Professional Liability Insurance with limits of \$1,000,000 (One Million Dollars) per each occurrence.

- (v) Commercial Crime Insurance with limits of \$2,000,000 (Two Million Dollars) per each occurrence.
  - (vi) Comprehensive Automobile Liability Insurance for all vehicles used by Contractor's staff, whether owned or hired, with a combined single limit of \$1,000,000 (One Million Dollars).
  - (vii) Umbrella or Excess Liability Insurance, including: (1) a minimum of \$5,000,000.00 each occurrence, and aggregate and (2) providing follow-form coverage over the General Liability and Employment Practices Liability policies.
- B. The District, its officers and employees shall be named as additional insureds in all policies of insurance. Contractor shall furnish the District with the Certificates of Insurance evidencing compliance with this requirement. Each Certificate of Insurance shall acknowledge that particular policy(ies) of insurance shall not be amended, modified, terminated, or canceled without the insurer first having provided at least thirty (30) days written notice to Contractor.
- C. Insurance obtained by Contractor shall be primary and noncontributory with respect to the insurance listed above. All such policies shall be issued by insurance companies licensed to do business in the State of Florida.
- D. The District hereby agrees to maintain, at its expense, at all times and to provide evidence of the following coverages:
  - i. Commercial General Liability Insurance, including: (1) a minimum of \$1,000,000.00 per occurrence for bodily injury and property damage with no aggregate limit (2) a minimum of \$1,000,000.00 personal and advertising injury, (3) a minimum of \$1,000,000.00 products and completed operations.
- E. The District shall ensure that all future Agreements with the Landscape Maintenance vendor(s) for the District (and other mutually agreed upon vendors for the District) requires that the vendor name the Contractor, as well as the District, as an additional insured, and requires at least thirty (30) days prior written notice to the District and the Contractor of any cancellation or changes in the policy.

8. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages to property and for bodily injury, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B. Contractor will indemnify, save and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations, attorney's fees and associated court costs that the District may incur, become responsible for, or be caused to pay out arising out of or resulting from: (i) the negligent, reckless, or willful misconduct of the Contractor or omission of the Contractor, or its employees, representatives or agents and resulting in harm, damages, or losses of any kind; or (ii) the failure of the Contractor, its employees, representative, or agents to comply with any applicable laws, ordinances, rules, regulations, permits, licenses, certifications, consents, approvals, and requirements of all federal, state and local governments or any other body which is applicable to the Facilities; or (iii) the failure of the Contractor, its employees, representatives of agents to comply with the terms of this Agreement.

Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or any other laws.

- C. The provisions set forth in this Section 7. shall survive the expiration or earlier termination of this Agreement. Notwithstanding anything herein contained to the contrary, the financial liability of any indemnifying party to the other shall be limited to the maximum payable under the terms of each respective parties' insurance policies.

9. BOOKS AND RECORDS; PUBLIC RECORDS.

The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- A. Keep and maintain public records required by the District to perform the service.
- B. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- D. Upon completion of this Agreement, transfer, at no cost, to the District all



public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

E. If Contractor does not comply with a public records request, failure to comply shall be considered a default under the terms of the Agreement and applicable law, and District shall enforce the Agreement accordingly.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TEL: (813) 533-2950; INFO@RIZZETTA.COM; 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578.**

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CARE OF PROPERTY. This Agreement grants to Contractor access to the Facilities for the purposes described in this Agreement. The Contractor shall (a) use all due care to protect the property of the District from damage; (b) promptly repair any damage or harm resulting from Contractor's activities and work; and (c) promptly provide a full written report as to all accidents or claims for damage occurring to the Facilities, including any damage or destruction of the property, and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith.

12. ENFORCEMENT OF AGREEMENT. If either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. SOVEREIGN IMMUNITY. Nothing herein shall cause or be construed as a waiver of

the District's immunity or limitations of liability granted pursuant to Section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

16. CONFLICTS. In the event of a direct conflict with respect to the terms and conditions contained in the main body of this Agreement and Exhibit A or Exhibit B, the conflict shall be resolved in favor the prevailing terms and conditions of the main body of the Agreement.

17. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

18. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered by U.S. Certified Mail, Return Receipt Requested, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Contractor: Castle Management, LLC  
12270 S.W. 3<sup>rd</sup> Street, Suite 200  
Plantation, Florida 33325  
Attention: Craig Vaughan
- B. If to District: Waterset Central Community Development District  
9428 Camden Field Parkway  
Riverview, Florida 33578  
Attention: District Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent

by providing the same on five (5) days written notice to the parties and addressees set forth herein.

19. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

20. **ADDITIONAL WORK.** Additional services may be provided under this Agreement with the prior written approval of the District Board or District Manager or pursuant to an addendum or amendment to this Agreement.

21. **ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

22. **CONTROLLING LAW; VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for purposes of any litigation arising out of this Agreement shall be Hillsborough County, Florida.

23. **EFFECTIVE DATE.** This Agreement shall be effective after execution by both the District and Contractor and shall remain in effect unless terminated by either of the District or Contractor.

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

25. **NO CONSTRUCTION AGAINST DRAFTING PARTY.** Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel, and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceedings or disputes connected with, arising out of, or involving this Agreement.

26. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

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

ATTEST:

WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT

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

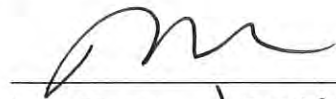
Chair, Board of Supervisors

\_\_\_\_\_  
Secretary/Asst. Secretary

Date: \_\_\_\_\_, 2018




WITNESSES:

  
Print Name: Jenna Santos

  
Print Name: Sarah Mebrey

CASTLE MANAGEMENT, LLC, a Florida  
limited liability company

By :   
Print Name: Craig Vaughan  
Title: President

Date: August 23, 2018

## Exhibit A

### Specifications

- A. Contractor shall train and provide the personnel set out in Exhibit B-1 (the "Staff"). The Contractor shall have the responsibilities of overseeing all recreation complex staff and outside maintenance services, interacting with other outside entities as needed, and providing a variety of programs and activities.
- B. Contractor shall be responsible for recruiting, hiring, training, overseeing, evaluating and employing the Staff.
- C. Staff shall be the employees of Contractor. In furtherance thereof, Contractor shall be responsible for the payment of all compensation, taxes and employee benefits and other charges payable with respect to the Staff, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to the Staff.
- D. Contractor shall serve the community in a professional manner, providing the residents the numerous benefits of a first-class operation of the Facilities. Included within the responsibility of the management is the occupation and oversight of the recreation facilities (securing and checking them, ordering and stocking supplies, responding to any necessary repairs, etc.). Contractor will also implement a Facility Maintenance Plan and Emergency Management Plan for the facilities, copies of which may be requested from the District Manager. An additional responsibility is the greeting of residents, guests and potential residents as they enter the Amenity Facilities, as well as monitoring the use and condition of the facilities throughout the day, and resolving any issues requiring attention on behalf of the residents.
- E. Contractor's management responsibility shall include professional interaction, coordination with and supervision of other outside entities and contractors, including but not limited to, janitorial maintenance, landscape maintenance, pool maintenance, aquatics management, and security services and shall further include the review of all invoices for services and goods provided by such third-party contractors. Should extraordinary special services or repairs, including painting, be required, the Contractor and the Board shall approve, in advance, the scope and costs therefor and such costs shall be paid by the District. Finally, aspects such as budgeting, policy recommendations and enforcement, safety/security recommendations, and coordination and communication with the District Board of Supervisors and others shall be included.
- F. Contractor shall operate the Access Control Systems installed at the Amenity Facilities.
- G. Contractor shall attend, through its Community Director or an individual knowledgeable of the Facilities operations, the District's meetings (typically monthly) and be prepared to report to the District's Board of Supervisors regarding the general management of the Facilities, and provide written reports, as requested by the Board.
- H. Contractor shall maintain the cleanliness of the Amenity Facilities indoor space, including the fitness room and bathroom areas, and all outside Facilities.

- I. Contractor shall keep all storage closets in neat and orderly condition and equipment and cleaning supplies shall be properly stored.
- J. Contractor shall maintain the Amenity Facilities, including but not limited to wiping down the pool furniture and fitness equipment as needed, straightening up the meeting room, offices, and fitness center, supplementing Janitorial Maintenance duties in between visits from the janitorial maintenance vendor.
- K. Contractor shall regularly check and test all safety equipment at the Amenity Facilities and secure and maintain adequate inventory for First Aid kits adequate to the size and operation of the Amenity Facilities.
- L. Contractor shall manage customer service complaints and inquiries, and coordinate regularly with the District Manager regarding same.
- M. Contractor shall coordinate meeting room rentals in accordance with the Club Rules and protocols, and maintain written records.
- N. Contractor shall assure that standard accounting procedures acceptable to the District are utilized in connection with the provision of services under this Agreement.
- O. In connection with the annual audit of the District, the Contractor shall provide access to any books and records of the Contractor relating to the services performed pursuant to this Agreement, and shall cooperate fully with the District Manager.
- P. Contractor shall conduct background checks, including criminal and employment history, at Contractor's expense, of all employees and Staff in accordance with the requirements of Florida law.
- Q. As part of this Agreement, Contractor shall and is expected to furnish the personnel as set out in Exhibit B-1 for the Amenity Facilities on-site facilities management and operations.
- R. Prior to the execution of this Agreement for the Initial Term, and prior to April 15<sup>th</sup> for each subsequent annual term, the Contractor shall assist the District in preparing an annual operating budget for the operation of the Facilities including an estimate of revenue and expenses, including all services described in Exhibit A for the upcoming Fiscal Year. At the request of the District, the Contractor will coordinate with District staff to update and make any necessary changes to the estimated annual operating budget, in anticipation of the District's final annual budget meeting and adoption.
- S. Contractor shall prepare and deliver all letters, reports and notices as reasonably requested by the District Board of Supervisors.

## Exhibit B-1

### Staff

**One (1) full time Community Director** *(District is responsible for 8.0 hours per week. 2 weeks' vacation/health insurance/6 personal days) \**

**One (1) full time Lifestyle Assistant** *(District is responsible for 8.0 hours per week. 1 week vacation/health insurance/6 personal days) \**

**One (1) part time Clubhouse Attendant** *(16.0 hours per week. 1 week vacation/ 6 personal days)*

**One (1) full time Maintenance Technician\*** *(District is responsible for 8.0 hours per week. 1 week vacation/health insurance/6 personal days)*

**Two (2) part time Pool Attendants** *(26.0 hours per week each. 1 week vacation/ /6 personal days)*

***\*The Community Director is shared with Waterset Homeowner's Association and the Waterset North CDD. The Life Style Assistant and Maintenance Technician is shared with the Waterset North CDD. The District will be invoiced the pro-rata amount for the cost of providing the benefits set out above.***

Community Director and Lifestyle Assistant will be billed at salary cost plus 26%. All other positions will be billed at salary cost plus 36%. The 26%/36% carrying charge includes worker's compensation, 401K plan with matching under the safe harbor plan rules, federal taxes, social security, and unemployment insurance. The personnel charge may be increased as of the effective date of any increase in federal taxes, social security, unemployment insurance and workers compensation insurance rates as defined by NCCI.

The Management Agent provides a Group Health Insurance Plan for the full-time employees noted above. To the extent any employee listed above is a full-time employee of the Contractor (regardless of the number of hours they work pursuant to this agreement), the District will be invoiced for its pro-rata share of the portion of the health insurance premium (single person coverage) not paid directly by the employee. The cost of single person coverage currently is three hundred and ninety-five dollars (\$395) per month. The amount adjusts on March 1 of each year, the anniversary date of the plan

The District recognizes that Contractor is engaged in the specialized and competitive property management and maintenance business and Contractor invests time and money in the hiring, training and development of its employees at all levels, which promotes productivity, efficiency and the employment of a competent and specialized workforce. Accordingly, the District covenants and agrees that it shall not directly hire, employ, or otherwise engage any employees, or former employees who directly provided services to the District and whom the District knew provided services, while this Agreement remains in force and continuing for a period of twenty-four (24) consecutive calendar months following the expiration or earlier termination of the Agreement between the Parties hereto. The District may contract with or engage the services of firms which have hired employees or former employees who provided services directly to the District, if such individuals do not service the District for twenty-four (24) consecutive calendar months from the expiration or earlier termination of this Agreement. For this purpose, "employees



and former employees” are limited to those individuals employed by Contractor who directly provided significant services to the District and whom the District’s Board of Directors was aware provided such services, at any time during the twenty-four (24) consecutive month period prior to the expiration or earlier termination of the Agreement between the Parties hereto. Should the District intentionally violate this paragraph, it agrees to pay, as liquidated damages, and not a penalty, the sum of fifty percent (50%) of the annual salary/wages of said employee(s) (not including labor burden, vacation, medical and other benefits) at time of termination or resignation of said employee(s) by or from Contractor. The provisions set forth in this paragraph shall survive the termination or expiration of this Agreement for twenty-four (24) consecutive months.

Exhibit B-2

[See attached file]

CDD Central - Staffing (Proposed)									
Community Director	\$28.84	Mon - Fri	8	416	11997.44	3119.3	2808		\$17,924.77
Lifestyle	\$15.00		8	416	6240	1622.4	4680		\$12,542.40
Clubhouse Attendant	\$12.00	Sat & Sun	16	832	9984	3594.2	0		\$13,578.24
Maintenance	\$15.00	Mon - Fri	8	416	6240	2245.4	1560		\$10,046.40
Part-time Pool Attendants	\$11.00	Seasonal - Mon - Su	52	2704	29744	10708	0		\$40,451.84
CDD Central Total									\$94,543.65

Added hours for maintenance  
 Slide Hours Monday thru Friday from Noon - 5pm and Weekends 11am - 7pm - CLOSED December  
 February - No hours during school schedule - Opening in March for Spring Break

EXHIBIT B-2

## **Tab 14**





Rizzetta & Company

# **Waterset Central Community Development District**

[watersetcentralcdd.org](http://watersetcentralcdd.org)

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**Proposed Budget for Fiscal Year 2019/2020**

**Presented by: Rizzetta & Company, Inc.**

**9428 Camden Field Parkway  
Riverview, Florida 33578  
Phone: 813-533-2950**

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

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## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with

Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond



proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

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### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **DEBT SERVICE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**Proposed Budget**  
**Waterset Central Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

	Chart of Accounts Classification	Actual YTD through 03/31/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments	Budget Allocation Factor
1									
2	<b>REVENUES</b>								
3									
12	Interest Earnings								
13	Interest Earnings	\$ 80	\$ 160	\$ -	\$ 160	\$ -	\$ -		
14	Special Assessments								
15	Tax Roll*	\$ -	\$ -	\$ -	\$ -		\$ -		
17	Off Roll*	\$ 621,734	\$ 1,243,468	\$ 621,735	\$ 621,733	\$ 718,735	\$ 97,000		
18	Contributions & Donations from Private Sources								
19	Developer Contributions	\$ 3,636	\$ 7,272	\$ -	\$ 7,272	\$ -	\$ -		
31									
32	<b>TOTAL REVENUES</b>	<b>\$ 625,450</b>	<b>\$ 1,250,900</b>	<b>\$ 621,735</b>	<b>\$ 629,165</b>	<b>\$ 718,735</b>	<b>\$ 97,000</b>		
33									
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
35									
36	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 625,450</b>	<b>\$ 1,250,900</b>	<b>\$ 621,735</b>	<b>\$ 629,165</b>	<b>\$ 718,735</b>	<b>\$ 97,000</b>		
37									
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>								
39									
40	<b>EXPENDITURES - ADMINISTRATIVE</b>								
41									
42	Legislative								
43	Supervisor Fees	\$ 1,200	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	\$ -		
44	Financial & Administrative								
45	Administrative Services	\$ 2,250	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -		
46	District Management	\$ 10,050	\$ 20,100	\$ 20,100	\$ -	\$ 20,533	\$ 433		
47	District Engineer	\$ 1,167	\$ 2,334	\$ 3,000	\$ 666	\$ 3,000	\$ -		
48	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -		
49	Trustees Fees	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		
50	Assessment Roll	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		
51	Financial & Revenue Collections	\$ 1,800	\$ 3,600	\$ 3,600	\$ -	\$ 4,500	\$ 900		
52	Accounting Services	\$ 9,000	\$ 18,000	\$ 18,000	\$ -	\$ 18,100	\$ 100		
53	Auditing Services	\$ -	\$ -	\$ 2,800	\$ 2,800	\$ 3,500	\$ 700		
54	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		
59	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,475	\$ 225	\$ 2,475	\$ -		
60	Legal Advertising	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		
62	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 175	\$ (175)	\$ 175	\$ -		
63	Miscellaneous Fees	\$ 325	\$ 650	\$ 5,000	\$ 4,350	\$ 5,000	\$ -		
66	Website Hosting, Maintenance, Backup (and Email)	\$ 1,050	\$ 2,100	\$ 2,100	\$ -	\$ 5,000	\$ 2,900	ADA	
67	Legal Counsel								
68	District Counsel	\$ 18,532	\$ 37,064	\$ 30,000	\$ (7,064)	\$ 30,000	\$ -		
73									
74	<b>Administrative Subtotal</b>	<b>\$ 52,799</b>	<b>\$ 98,348</b>	<b>\$ 114,650</b>	<b>\$ 16,302</b>	<b>\$ 119,683</b>	<b>\$ 5,033</b>		Equalized Admin
75									
76	<b>EXPENDITURES - FIELD OPERATIONS</b>								
77									
81	Security Operations								
82	Security Services and Patrols	\$ 5,644	\$ 11,288	\$ 20,000	\$ 8,712	\$ 20,000	\$ -		Equalized
90	Electric Utility Services								
91	Utility Services	\$ 3,629	\$ 7,258	\$ 7,500	\$ 242	\$ 15,000	\$ 7,500		Equalized
92	Street Lights	\$ 6,858	\$ 13,716	\$ 20,000	\$ 6,284	\$ 50,000	\$ 30,000		Stratified
93	Utility - Recreation Facilities	\$ 6,309	\$ 12,618	\$ 15,000	\$ 2,382	\$ 15,000	\$ -		Equalized
96	Gas Utility Services								
98	Utility - Recreation Facilities	\$ 5,914	\$ 11,828	\$ 7,500	\$ (4,328)	\$ 10,000	\$ 2,500		Equalized
99	Garbage/Solid Waste Control Services								
100	Garbage - Recreation Facility	\$ 1,002	\$ 2,004	\$ 1,800	\$ (204)	\$ 2,000	\$ 200		Equalized
103	Water-Sewer Combination Services								
104	Utility Services	\$ 5,556	\$ 11,112	\$ 5,000	\$ (6,112)	\$ 10,000	\$ 5,000		Equalized
106	Utility - Reclaimed	\$ 947	\$ 1,894	\$ 5,000	\$ 3,106	\$ 2,500	\$ (2,500)		Equalized
111	Stormwater Control								
113	Aquatic Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -		Stratified
114	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Possibility?	
115	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -		Stratified
116	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		Stratified
117	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -		Stratified
118	Aquatic Plant Replacement	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 5,000	\$ 3,000		Stratified
125	Other Physical Environment								
130	General Liability Insurance	\$ 2,750	\$ -	\$ 3,025	\$ 3,025	\$ 3,025	\$ -		Equalized
131	Property Insurance	\$ 13,870	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -		Equalized
135	Landscape Maintenance	\$ 23,785	\$ 47,570	\$ 125,000	\$ 77,430	\$ 125,000	\$ -		Equalized
142	Holiday Decorations	\$ 1,819	\$ 3,638	\$ 5,000	\$ 1,362	\$ 5,000	\$ -		Equalized
144	Irrigation Repairs	\$ 24	\$ 48	\$ 5,000	\$ 4,952	\$ 5,000	\$ -		Equalized
145	Landscape - Mulch	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -		Equalized





**Proposed Budget  
Waterset Central Community Development District  
Reserve Fund  
Fiscal Year 2018/2019**

[illegible]

**Budget Template**  
**Waterset Central Community Development District**  
**Debt Service**  
**Fiscal Year 2019/2020**

Chart of Accounts Classification	Series 2018	Budget for 2019/2020
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$1,118,835.07	\$1,118,835.07
<b>TOTAL REVENUES</b>	<b>\$1,118,835.07</b>	<b>\$1,118,835.07</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$1,118,835.07	\$1,118,835.07
<b>Administrative Subtotal</b>	<b>\$1,118,835.07</b>	<b>\$1,118,835.07</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,118,835.07</b>	<b>\$1,118,835.07</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:

6.0%

**Gross assessments**

**\$1,189,237.96**

**Notes:**

1. Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Waterset Central Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$743,735.00
Collection Cost @ 2%	\$15,824.15
Early Payment Discount @ 4%	\$31,648.30
2018/2019 Total:	<u>\$791,207.45</u>

2018/2019 O&M Budget	\$646,735.00
2019/2020 O&M Budget	\$743,735.00
Total Difference:	<u>\$97,000.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
2018 Debt Service - Townhomes	\$0.00	\$504.17	\$504.17	100.00%
Operations/Maintenance - Townhomes - Platted	\$1,173.55	\$992.84	-\$180.71	-15.40%
<b>Total</b>	<b>\$1,173.55</b>	<b>\$1,497.01</b>	<b>\$323.46</b>	<b>27.56%</b>
2018 Debt Service - Villas	\$0.00	\$916.67	\$916.67	100.00%
Operations/Maintenance - Villas - Platted	\$1,211.23	\$1,036.17	-\$175.06	-14.45%
<b>Total</b>	<b>\$1,211.23</b>	<b>\$1,952.84</b>	<b>\$741.61</b>	<b>61.23%</b>
2018 Debt Service - SF 40' Series	\$0.00	\$916.67	\$916.67	100.00%
Operations/Maintenance - SF 40' Series - Platted	\$1,213.45	\$1,038.71	-\$174.74	-14.40%
<b>Total</b>	<b>\$1,213.45</b>	<b>\$1,955.38</b>	<b>\$741.93</b>	<b>61.14%</b>
2018 Debt Service - SF 50' Series	\$0.00	\$1,145.83	\$1,145.83	100.00%
Operations/Maintenance - SF 50' Series - Platted	\$1,235.62	\$1,064.20	-\$171.42	-13.87%
<b>Total</b>	<b>\$1,235.62</b>	<b>\$2,210.03</b>	<b>\$974.41</b>	<b>78.86%</b>
2018 Debt Service - SF 60' Series	\$0.00	\$1,375.00	\$1,375.00	100.00%
Operations/Maintenance - SF 60' Series - Platted	\$1,257.79	\$1,089.69	-\$168.10	-13.36%
<b>Total</b>	<b>\$1,257.79</b>	<b>\$2,464.69</b>	<b>\$1,206.90</b>	<b>95.95%</b>
2018 Debt Service - SF 70' Series	\$0.00	\$1,604.17	\$1,604.17	100.00%
Operations/Maintenance - SF 70' Series - Platted	\$1,279.95	\$1,115.18	-\$164.77	-12.87%
<b>Total</b>	<b>\$1,279.95</b>	<b>\$2,719.35</b>	<b>\$1,439.40</b>	<b>112.46%</b>
2018 Debt Service - SF 40' Series	\$0.00	\$916.67	\$916.67	100.00%
Operations/Maintenance - SF 40' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,036.00</b>	<b>\$926.22</b>	<b>843.71%</b>
2018 Debt Service - SF 50' Series	\$0.00	\$1,145.83	\$1,145.83	100.00%
Operations/Maintenance - SF 50' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,265.16</b>	<b>\$1,155.38</b>	<b>1052.45%</b>
2018 Debt Service - SF 60' Series	\$0.00	\$1,375.00	\$1,375.00	100.00%
Operations/Maintenance - SF 60' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,494.33</b>	<b>\$1,384.55</b>	<b>1261.20%</b>
2018 Debt Service - SF 70' Series	\$0.00	\$1,604.17	\$1,604.17	100.00%
Operations/Maintenance - SF 70' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,723.50</b>	<b>\$1,613.72</b>	<b>1469.96%</b>

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL O&amp;M BUDGET</b>		<b>\$743,735.00</b>
<b>COLLECTION COSTS &amp; EPD @</b>	<b>2%</b>	<b>\$15,824.15</b>
<b>EARLY PAYMENT DISCOUNT @</b>	<b>4%</b>	<b>\$31,648.30</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$791,207.45</u></b>

				\$127,322.34					\$580,374.47			\$83,510.64					
				ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS & RESERVE			ALLOCATION OF STRATIFIED FIELD COSTS			PER LOT ANNUAL ASSESSMENT		
LOT SIZE	PHASE	UNITS ASSESSED		EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	SERIES 2018 DEBT SERVICE	TOTAL <sup>(1)</sup>
		O&M	SERIES 2018 DEBT SERVICE														
<b>Platted Units</b>																	
Single Family 40'	5A-1	37	37	1.00	37.00	3.47%	\$4,415.11	\$119.33	1.00	\$30,244.87	\$817.43	0.80	\$3,772.30	\$101.95	\$1,038.71	\$916.67	\$1,955.38
Single Family 50'	5A-1	60	60	1.00	60.00	5.62%	\$7,159.64	\$119.33	1.00	\$49,045.73	\$817.43	1.00	\$7,646.56	\$127.44	\$1,064.20	\$1,145.83	\$2,210.03
Single Family 60'	5A-1	93	93	1.00	93.00	8.72%	\$11,097.45	\$119.33	1.00	\$76,020.88	\$817.43	1.20	\$14,222.60	\$152.93	\$1,089.69	\$1,375.00	\$2,464.69
Single Family 70'	5A-1	12	12	1.00	12.00	1.12%	\$1,431.93	\$119.33	1.00	\$9,809.15	\$817.43	1.40	\$2,141.04	\$178.42	\$1,115.18	\$1,604.17	\$2,719.35
Townhome	4 South	112	112	1.00	112.00	10.50%	\$13,364.67	\$119.33	1.00	\$91,552.03	\$817.43	0.44	\$6,280.38	\$56.08	\$992.84	\$504.17	\$1,497.01
Villa	4 South	120	120	1.00	120.00	11.25%	\$14,319.29	\$119.33	1.00	\$98,091.46	\$817.43	0.78	\$11,928.63	\$99.41	\$1,036.17	\$916.67	\$1,952.84
Single Family 50'	4 South	76	76	1.00	76.00	7.12%	\$9,068.88	\$119.33	1.00	\$62,124.59	\$817.43	1.00	\$9,685.64	\$127.45	\$1,064.21	\$1,145.83	\$2,210.04
Single Family 40'	5A-2	32	32	1.00	32.00	3.00%	\$3,818.48	\$119.33	1.00	\$26,157.72	\$817.43	0.80	\$3,262.53	\$101.95	\$1,038.71	\$916.67	\$1,955.38
Single Family 50'	5A-2	72	72	1.00	72.00	6.75%	\$8,591.57	\$119.33	1.00	\$58,854.88	\$817.43	1.00	\$9,175.87	\$127.44	\$1,064.20	\$1,145.83	\$2,210.03
Single Family 60'	5A-2	68	68	1.00	68.00	6.37%	\$8,114.26	\$119.33	1.00	\$55,585.16	\$817.43	1.20	\$10,399.32	\$152.93	\$1,089.69	\$1,375.00	\$2,464.69
Single Family 70'	5A-2	28	28	1.00	28.00	2.62%	\$3,341.17	\$119.33	1.00	\$22,888.01	\$817.43	1.40	\$4,995.75	\$178.42	\$1,115.18	\$1,604.17	\$2,719.35
<b>Unplatted Units</b>																	
Single Family 40'	5B	82	82	1.00	82.00	7.69%	\$9,784.85	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$916.67	\$1,036.00
Single Family 50'	5B	121	121	1.00	121.00	11.34%	\$14,438.62	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,145.83	\$1,265.16
Single Family 60'	5B	110	110	1.00	110.00	10.31%	\$13,126.01	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,375.00	\$1,494.33
Single Family 70'	5B	44	44	1.00	44.00	4.12%	\$5,250.41	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,604.17	\$1,723.50
TOTAL		1067	1067		1067.00	100%	\$127,322.34			\$580,374.47			\$83,510.64				

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

(\$7,639.34)

(\$34,822.47)

(\$5,010.64)

Net Revenue to be Collected

\$119,683.00

\$545,552.00

\$78,500.00

<sup>(1)</sup> Annual assessment that would appear on 2019 Hillsborough County property tax bill if budget adopted at this amount. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.



## **Tab 15**

## RESOLUTION 2019-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Waterset Central Community Development District ("**District**") prior to June 15, 2019, proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 8, 2019

HOUR: 9:00 AM

LOCATION: Rizzetta & Company, Inc.  
9428 Camden Field Parkway  
Riverview, Florida 33578

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF MAY, 2019.**

**ATTEST:**

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Approved Proposed Budget for FY 2019-2020

**Exhibit A:**

Approved Proposed Budget for Fiscal Year 2019/2020



## **Tab 16**



*Unparalleled Property Services*

Waterset North & Central CDD  
Resident Services Office  
7281 Paradiso Drive Apollo Beach, FL 33572

## **On-Site MANAGEMENT REPORT – MARCH 2019**

### **MARCH AGENDA / REQUESTS FOR CONSIDERATION BY BOARD OF SUPERVISORS:**

- No requests for consideration

## **ADMINISTRATION UPDATE**

- **Landing Café:** Community Director directed the closure of the Landing Café on Thursday, March 28<sup>th</sup> to address some maintenance issues found during an inspection of the Café by Community Director and Nvirotect on Wednesday, March 27, 2019. During the closure, the entire Café staff along with the Community Director completed a full cleaning and reorganization of the Café, including all storage and food preparation areas. Community Director will continue reviewing the café on a regular basis and working with Café Manager Mark Goldenberg to ensure the Landing Café is consistently maintained to the highest quality standards.
- **Staffing Updates:** *Administrator Kim Morales resigned from her position at Waterset effective Friday, April 5<sup>th</sup>.* Kim cited issues with staffing levels, extreme negativity among the more vocal owners of Waterset and communication challenges with developer representatives. These issues, along with the driving distance to Waterset were the primary factors for her resignation. Community Director and Castle group made attempts to retain Kim's employment, however we were unsuccessful. Regional Director Marilyn Nieves plans to share Kim's resignation letter with the board in a separate communication. Café team member Tristan Stanek has resigned from the café to focus on schooling.

We are pleased to part-time Pool Monitors Stephanie Allen and Andrea Dawsey to the Waterset team. We would also like to welcome Janitorial staff member Philip Burgess to the Waterset team. Stephanie and Andrea have started providing coverage for the Waterset Club slides on Friday, Saturday and Sunday. Philip has been training and learning the amenities with Scott from maintenance and has been a great help in address many of our open maintenance items.

**Open positions:** Administrator; Café Staff Member; and two Pool Monitors

# OPERATIONS AND MAINTENANCE

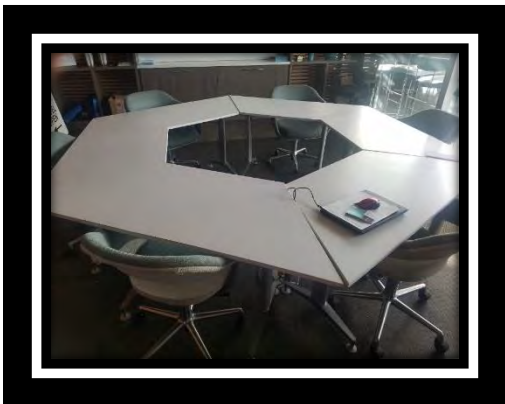
## Community Operational Notes:

*Community Director wishes to share the following operational notes and recommendations regarding Waterset and its amenities with each board.*

- The new pool monitors are reporting issues with residents failing to abide by District policies (use of alcohol, leaving children unattended at the amenities and rude and abusive behavior towards staff.) Community Director is addressing these issues on a case by case basis but wants each board to understand that abusive behavior towards staff directly contributes to staff turnover. A planned communication composed by Community Director to address the issue was cut from the Waterset Wave.
- The covers installed on the Lakeside and Dog Park gates have been removed, leaving the screws holding the magnet exposed. This allows anyone to unscrew the bolt and access these areas without a card.
- We have contacted Accurate Electronics to fix the construction issue from the repairs to the gate. If they do not fix the issue, we recommend withholding payment.
- Staffing levels and payroll are and continue to be an important issue at Waterset. Community Director has heard the goal of running the amenities like a result. If this is a goal each Board of Supervisors wishes to attain, staffing levels must be increased to achieve this result. Community Director is confident that Castle Group staff have illustrated quite clearly over the past six months their ability to be extremely diligent and work efficiently. If staffing levels are not increased in the next fiscal year, or sooner, the Board of Supervisors for each district should expect additional turnover due to burnout.
- The Dog Park was noted at capacity in the afternoon on Friday, March 22<sup>nd</sup> by Resident Services, as was the parking lot at the Waterset Club. Community Director recommends each board take these capacities into consideration when

providing additional amenity badges or allowing large numbers guests to utilize the amenities.

- Homeowner request for a bike rack on CDD property near bus stop.
- The chairs and the rug in the business center at The Landing needs replacement. Community Director will review options and provide information to the Board of Supervisors at the next North CDD meeting.



- After nearly six months of purchasing bathroom maintenance supplies from Sam's Club, Community Director believes that both Districts are receiving excellent value versus the same supplies from Staples.

**COMPLETED MAINTENANCE & PROJECT REQUESTS BY DISTRICT:**

**Waterset North CDD**

- New black Waterset uniform shirts were purchased for the Landing Café staff.
- Community Director completed a review and reworking of the storage closet.



- The copier was delivered to Resident Services on Monday, March 4<sup>th</sup>. This item is the copier that is in the cost sharing agreement with Waterset HOA that was previously approved by the North CDD Board of Supervisors.
- Scott (Maintenance) completed the pressure washing of Dog Park awnings, benches and concrete.
- New Custom Channels music player was received and installed by Community Director.
- Verizon corrected a signal issue preventing the Custom Channel music player from playing music at the Landing and in the Landing Café.
- WCP completed the wood replacement and painting of the lower portions on the Pavilion. All repairs to the pavilion are now completed.



- George Upholstery completed the replacement of the covers on the cushions for the couch at the Pavilion.
- Community Director provided copies of alcohol invoices that were not located during the ATF's inspection for the Café. Rizzetta corrected the licensing address issue communicated during the inspection.
- Suncoast Pools completed multiple service calls to Lakeside to repair the splash pad and replace the motor in March. As of Thursday, March 28<sup>th</sup> the Splash pad is 100% in working order.

**Landing Surge Protectors**



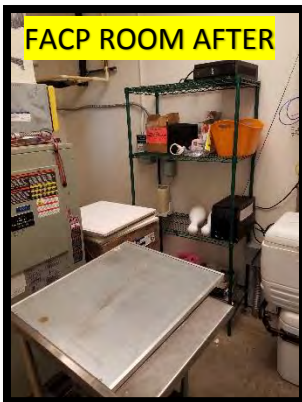
**Splash Pad operations test 3/28/19**



**FACP ROOM BEFORE**



**FACP ROOM AFTER**



- Suncoast Pools repair a depressed paver by the water feature at the Landing Pool in March. There are no signs of additional issues in this area to date.
- After multiple calls by Newland sales team members to diagnose issues at the Landing, Community Director replaced two battery backup units in the FACP room on Wednesday, March 27<sup>th</sup> to address surges causing the music, fitness television and a host of other systems to go down repeatedly. Community Director and Maintenance cleared the FACP Room of old equipment and boxes on Thursday, March 28<sup>th</sup>.
- Maintenance bury a deceased sandhill crane that was struck by an automobile.
- Nvirotect completed service calls for the Landing this month. Technicians addressed wasp nests on the roofline of the Landing on Thursday March 7<sup>th</sup> and sprayed for a gnat infestation at the Café on Wednesday, March 27<sup>th</sup>.
- Maintenance performed the following tasks this month in addition to their regular duties:
  - Applied Webout at the Landing
  - Cleaned the window sills outside the gym
  - Applied ant treatment at the Landing and Lakeside
  - Removed bird residue from the Landing exterior
  - Removed and cleared debris from several North District ponds
  - Reinstalled fallen brick features with Liquid Nails.
  - Three outlet covers replaced at Lakeside.



### **Waterset Central CDD**

- New blue Waterset uniform shirts were purchased for the Resident Services staff.
- Maintenance received and setup new cornhole game stations.
- Community Director completed a review and reworking of the storage closet.



- Maintenance addressed a small washout at the Waterset Club behind the pool in addition to their regular duties.
- Maintenance applied webout to the ceiling areas at the Waterset Club and performed a detail clean to remove webbing from interior fencing and lighting.
- Maintenance repaired and repainted the opening above the men's room doors by the pool.
- Maintenance Assembled a shelf for the Administrative office.

### **OPEN PROJECTS & MAINTENANCE ITEMS AS OF 3/28/19:**

#### **Waterset North CDD**

- Light bulbs outside the fitness center have been replaced by maintenance. Currently one light remains on during the day. We will review this issue as soon as possible.
- There are a few dog signs that require replacement. With staffing limits in place, we plan to address as time allows and as high priority projects are completed.
- The fireplace screens need painting and/ or replacement. With staffing limits in place, we plan to address as time allows and as high priority projects are completed.
- The car that was reported parked with flat tires and an expired license plate remains in the parking space. The information acquired by resident Services has been transmitted to District Council per the Board of Supervisors request.
- Construction Manager Randy Appenzeller communicated that the deadline for the radio tower to be down is April 1<sup>st</sup>. As of March 28<sup>th</sup>, removal has not started.

#### **Waterset Central CDD**

- Prime Air Conditioning completed multiple warranty service calls to the Waterset Club this month to address issues causing the second HVAC unit to shut down. Recently it was communicated that the main pan has a defect and that is causing the main pan to spill over into the secondary pan which does not drain. Therefore, to protect from damage, the HVAC unit goes into shut down mode. Currently the drain pad is on order.

- Resident Services has contacted CRS regarding three ceiling fans outside the pool area that are not functioning properly. Two fans will not turn on and one fan will not turn off.
- Construction Manager Randy Appenzeller communicated that CRS will be addressing issues with the soffit on both the Waterset Club and the storage shed during gutter installation. Community Director notes that gutter work began on Wednesday, March 27<sup>th</sup>.
- Construction Manager Randy Appenzeller also notified Community Director that Stop sign at the end of the Waterset Club parking lot is to be reframed like similar signs throughout the community soon.
- Construction Manager Randy Appenzeller communicated that he has located the drainage issue behind the pool and yard drain is being connected.

### **COMMUNITY EVENTS & MEETINGS:**

- Coffee with Castle was held on March 5<sup>th</sup> in the Gathering room at the Waterset Club with approximately 25 residents in attendance. North and Central CDD related questions that require Board of Supervisor input and decision were communicated by the Community Director at March CDD meetings.
- Waterset HOA Board of Directors Meeting – April 3rd at 3pm (Waterset Club Gathering Room). This meeting is a reschedule from the meeting that was to be held on March 6<sup>th</sup>.
- Waterset North CDD Meeting – April 9<sup>th</sup> at 6pm (Waterset Club Gathering Room)
- Waterset Central CDD Meeting – April 11<sup>th</sup> at 9am (Rizzetta's Riverview Office)
- The Waterset HOA will be hosting the annual Egg Hunt and visit from the easter Bunny on Saturday, April 13th. There are three age bracketed egg hunts that residents can signup for at Resident Services. The Egg Hunt will be held on the Grand Lawn behind the Lakeside amenity. There will be approximately 4,000 eggs across the three hunts, which special prize eggs hidden throughout. A photo opportunity with the Easter Bunny will be hosted in the Waterset Gathering Room in the afternoon. There are three appointment times for the photo op. Residents can sign-up at the Resident services office.

Please contact me if you have any questions regarding any items on this report.

Respectfully Submitted,

Barry Mazzoni  
Community Director  
Office: (813) 677-2114  
[bmazzoni@castlegroup.com](mailto:bmazzoni@castlegroup.com)



*Unparalleled Property Services*

Waterset North & Central CDD  
Resident Services Office  
7281 Paradiso Drive Apollo Beach, FL 33572

## **On-Site MANAGEMENT REPORT – APRIL 2019**

### **MAY AGENDA / REQUESTS FOR CONSIDERATION BY BOARD OF SUPERVISORS:**

- **Staffing Budget:** Castle Group will be submitting our staffing recommendations for both the North & Central Districts to the CDD Manager for the 2019-2020 budgets. Staffing levels and payroll are and continue to be an important issue at Waterset. Community Director has heard the goal of running the amenities like a resort. If this is a goal each District wishes to attain, staffing levels must be increased to achieve this result. Community Director is confident that Castle Group staff have illustrated quite clearly over the past six months their ability to be extremely diligent and work efficiently.

## **ADMINISTRATION UPDATE**

- **Landing Café:** The health Department visited the Landing Café this month and the café received an excellent review.
- **Staffing Updates:** Katelyn Schenck, former Assistant Manager of the Café, is returning to Waterset and has accepted the open Administrative Assistant position. She starts on Tuesday, April 30<sup>th</sup>. We have hired two pool monitors, Kara and Kevin. Kara started this week and will be a slide monitor. Kevin's background check and drug screen are still in progress. Café manager Mark Goldenberg has hired Sarah Schenck to the café team to fill their open position.

We have one additional Pool Monitor and a Gathering Room Attendant we plan to bring on in the next two weeks. We have already identified good candidates for each position.

## **OPERATIONS AND MAINTENANCE**

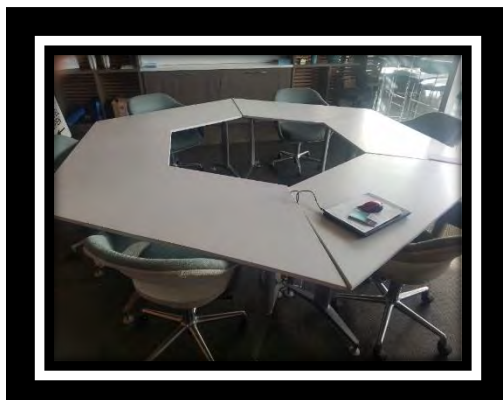
### **Community Operational Notes:**

*Community Director wishes to share the following operational notes and recommendations regarding Waterset and its amenities with each board.*

- **Central Gathering Room:** The rentals are going well, with reservation for every weekend date in the month of June.
- **Central Pool Slides:** Resident Services is distributing a Slide Operation Calendar for May in an eBlast to owners and residents next week. The plan is to have the slides open Mondays, Fridays, Saturdays and Sundays throughout the month of May and to have the slides open daily beginning the week of Memorial Day. We plan to have daily operation of the slides throughout the summer until school resumes, barring any staffing or weather issues.
- **Central Basketball Court:** Several owners have communicated issues with large groups of non-residents utilizing the basketball courts after hours. Community Director and owners have addressed the issue with some of the non-residents, only to be threatened with violence. Rizzetta has supplied a template for post-orders for security. Community Director will work on a draft of specific post orders for Waterset if Rizzetta does not plan to provide them.
- **Central Pickle Ball and Tennis Courts:** The courts have been very popular after office hours, with some residents choosing to play pickle ball on the tennis courts due to the pickle ball court being utilized by other residents.
- **North CDD - Pool / Lakeside Monitor Coverage:** Monitor Coverage should begin in the next two weeks.
- **North CDD – Landing Internet:** Per the Board of Supervisor’s request at the April meeting, Community Director has sent a copy of the internet system replacement proposal from Frontier to Developer Representative Amanda King to see if the Newland is willing to bare or share in the cost of the project.
- **North CDD – Street Signs:** We have identified some street sign blades that are in the storage closet at Lakeside. We will try to see if they match up with the missing street sign blades in the Onsite proposal that was provided at the last meeting. If the blades are the same streets, we may be able to further reduce the cost.

#### **Resident Requests:**

- Homeowner request for a bike rack on CDD property near bus stop.
- A couple owners expressed an interest in using the Gathering Room for Yoga when it is not being rented.
- Resident Services continues to receive calls regarding the car parked on Milestone drive from residents. The car has not moved.
- The chairs and the rug in the business center at The Landing needs replacement.



**APRIL COMPLETED NON-ROUTINE MAINTENANCE & PROJECT REQUESTS BY DISTRICT:**

**Waterset North CDD**

- Maintenance Repainted the Garage doors and trim on the North CDD garage.
- A new clock was installed inside the Landing pavilion.
- LMP performed tests on the irrigation throughout the month.

**Waterset Central CDD**

- Maintenance relocated the records and plans stored inside the Waterset Club to a storage area on the side of the building.
- Additional lighting was installed at Pickle Ball court at Waterset Club on 4/3.
- FitRev visited the community to fix a couple pieces of equipment and perform their quarterly maintenance check.
- Maintenance repaired a workout bench and tightened the screws on several pieces of equipment.
- The NEOS 360 game was downed by a power surge. Community Director was able to diagnose the problem and reset the system.

**OPEN PROJECTS & MAINTENANCE ITEMS AS OF 4/26/19:**

**Waterset North CDD**

- We have solicited a proposal from WCP to replace the missing flashing at lakeside, repair the drywall damage to the ceiling of the women's restroom and reinstall the siding on the Landing that came off during a recent storm.
- We are working with On-site regarding missing street signs as noted above.
- Light bulbs outside the fitness center have been replaced by maintenance. Currently one light remains on during the day. We will review this issue as soon as possible.
- The WiFi at the Landing is not functioning normally, and the project is on hold.
- There are a few dog signs that require replacement. With staffing limits in place, we plan to address as time allows and as high priority projects are completed.
- The fireplace screens need painting and/ or replacement. With staffing limits in place, we plan to address as time allows and as high priority projects are completed.
- Construction Manager Randy Appenzeller communicated that the deadline for the radio tower to be down is April 1<sup>st</sup>. As of March 28<sup>th</sup>, removal has not started.

**Waterset Central CDD**

- CRS is scheduled to be on property on Friday, April 26<sup>th</sup>. Resident Services plans to communicate warranty issues with one kitchen drawer, the locks on the Entertainment cabinets, the lock of the Gathering Room Closet, the ceiling fans in the patio area and multiple sections of the soffit.



- Construction Manager Randy Appenzeller also notified Community Director that Stop sign at the end of the Waterset Club parking lot is to be reframed like similar signs throughout the community soon.
- Construction Manager Randy Appenzeller communicated that he has located the drainage issue behind the pool and yard drain is being connected.

#### **COMMUNITY EVENTS & MEETINGS:**

- **Waterset North CDD Meeting** – May 14<sup>th</sup> at 6pm (Waterset Club Gathering Room)
- **Waterset Central CDD Meeting** – May 9<sup>th</sup> at 9am (Rizzetta's Riverview Office)
- **Easter Results:** The Waterset HOA hosted the annual Egg Hunt and visit from the Easter Bunny on Saturday, April 13<sup>th</sup>. Overall the feedback from residents was extremely positive for both the newly designed and organized egg hunt, as well as the new Bunny suit we purchased for the event. There were 215 children that participated in three age group hunts, There were 150 children that visited with the Easter Bunny. Community Director would like to thank the staff and our valued volunteers for executing everything according to plan.
- **Mother's Day Craft:** Waterset HOA will host a Mother's Day Craft Activity in the Gathering Room at the Waterset Club on Saturday, May 4<sup>th</sup> from 10am to Noon.
- **Wine Down:** Landing Café will host the next Wine Down event on Friday, May 17<sup>th</sup>.



Please contact me if you have any questions regarding any items on this report.

Respectfully Submitted,

Barry Mazzoni  
Community Director  
Office: (813) 677-2114  
[bmazzoni@castlegroup.com](mailto:bmazzoni@castlegroup.com)