



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
July 11, 2019**

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

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

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

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

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

July 3, 2019

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, July 11, 2019 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Landscape & Irrigation
 - i. Consideration of Irrigation Maintenance Proposal Tab 1
 - B.** Aquatic Services Update
 - i. [Presentation of Waterway Inspection Report.....](#) Tab 2
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Manager Tab 3
 - i. Discussion of Trash Cans Installation
 - F.** District Manager
 - i. Presentation of Arbitrage Calculation Report..... Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A.** Administration of Oath to New Supervisor
 - B.** Consideration of Minutes of Board of Supervisors' Meeting held on May 9, 2019 Tab 5
 - C.** Consideration of Operations & Maintenance Expenditures for April 2019 and May 2019 Tab 6
- 5. BUSINESS ITEMS**
 - A.** Presentation of Fiscal Year 2018 Final Audit Tab 7
 - B.** Presentation of District Engineer's Annual Report Tab 8
 - C.** Ratification of Engineering Exhibits Proposal..... Tab 9
 - D.** Ratification of Landscape Maintenance Proposal Tab 10
 - E.** Consideration of Amended Landscape Maintenance Agreement Tab 11
 - F.** Consideration of Tennis/Pickleball Programs Proposal..... Tab 12
 - G.** Consideration of Tennis Team Courts Use Request..... Tab 13
 - H.** Consideration of Swim Safety Instruction Proposal..... Tab 14
 - I.** Presentation of Insurance Report & Recommendations ... Tab 15
 - J.** Consideration of Water Cooler Proposal..... Tab 16
 - K.** Consideration of Fitness Equipment Proposal Tab 17
 - L.** Consideration of Bills of Sale & Deeds for Phase 4A & Phase 4B Tab 18

- M. Consideration of Field Services Proposal Tab 19
- N. Discussion Regarding Approval Process

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



Ballenger & Company, Inc. - 2335 64th Pl. N. St. Petersburg, FL 33702

Irrigation Management Specialists

Telephone 727-520-1082

Fax 727-330-3698

gail@ballengerirrigation.com

IRRIGATION REPORT

DATE: May 27, 2019

PROJECT: Waterset Central

RE: Irrigation System

Routine maintenance was conducted throughout the month and any alarms detected by the Hunter IMMS software were addressed as quickly as possible. On May 9th the ET sensor stopped communicating with the A-controller, but communication was restored the next day after cycling the power. The filters at each point of connection were cleaned on multiple occasions due to the poor quality of the reclaimed water. The filter at the Amenity Center did not have the dual pressure gauges necessary to determine when the filter needs to be cleaned. These were installed the end of May and will make it much easier to determine when the filter needs cleaning. Next month, flow totals will be measured for each zone and flow monitoring will begin. After several significant rainfall events, all three controllers were converted from traditional schedules to ET based programming.

Between April 27th and May 27th, the ET sensor located at the intersection of Paseo-Al-Mar and Paradiso recorded 5.52" of ET and 4.29" of rain. There were four significant rainfall events of over 0.25", the greatest occurring on May 2nd when 1.63" of rain fell at the site. The ACC controllers were shut down for a total of 6 days to take advantage of what nature provided. The Tampa Bay area is presently experiencing unusually dry and windy conditions. This is helping keep the humidity down, but ET is on the rise. It is also affecting the effectiveness of the irrigation system, causing more water to be blown onto streets, sidewalks and other non-irrigated areas. We are taking steps to increase the irrigation duration and/or frequency when feasible and manually irrigating zones when necessary, but there may be issues with hot spots until the winds calm down and we get some badly needed rain.

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

Sincerely,

Gail Huff

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





Ballenger & Company, Inc. - 2335 64th 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 4 South & 30th Street
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 48 zones controlled by four (3) controllers, (One-Hunter ACC-99DecoderPP & Two Hunter XCH battery controllers) supplied by four (3) 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 (3) & 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 – 1-2” & 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 sensor/master valve/filter 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 \$ 55.00 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: Eight Hundred Twenty & no/100 Dollars (\$ 820.00) per month.

1. Contract time: The contract work described herein will be performed for a twelve (12) month period commencing on June 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 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: _____

Tab 2



Waterset Central CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 6/27/2019

Prepared for:

Mr. Grant Phillips
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:

Logan Bell, Account Representative/Biologist
Aquatic Systems, Inc. – Sun City Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 1



Comments: Treatment in progress

During our first visit to Waterset Central CDD Pond #1 was treated targeting shoreline Torpedograss and Cattails, which had displayed positive results during inspection.

Site: 2



Comments: Treatment in progress

Pond #2 was identified with positive results following shoreline weed treatment that targeted Cattails and Torpedograss along the perimeter. There will be a follow up visit to treat any remaining Cattails.

Site: 3



Comments: Treatment in progress

Pond #3 was identified with positive results following Torpedograss treatment along the perimeter. Overall, Pond #3 looked good.

Site: 4



Comments: Site looks good

Site #4 looked good during inspection.

Site: 5**Comments:** Site looks good

Construction is still very active around Pond #5 and will be monitored and treated as necessary during our upcoming maintenance visits. Several Cattails were targeted during our recent visit and had displayed positive results.

Site: 6**Comments:** Treatment in progress

Several areas of vegetation displaying positive results following routine visit. Pond #6 looked good during inspection. Any new emergent vegetation will be treated along the perimeter as needed covered under our contract agreement.

Site: 7



Comments: Treatment in progress

Positive results identified following treatment applied during our initial visit to Pond #7, which will be monitored and re-applied as needed.

Site: 8



Comments: Site looks good

Several items of debris were noted along the perimeter of Pond #8, which will be picked up during our upcoming maintenance visit. Positive results were noted following routine application targeting shoreline weeds.

Site: 9



Comments: Normal growth observed

Pond #9 was displaying healthy perimeter weed development identified as Cattails and Torpedograss, which will be treated during our upcoming maintenance visits. Positive results should be evident within 14-21 days following application.

Site: 10



Comments: Normal growth observed

Pond #10 was identified with developing Filamentous algae along the shoreline, which will be treated during our upcoming maintenance visit. Shoreline weeds were identified as Cattails and Sedges, which will be treated as well.

Site: 11



Comments: Site looks good

No issues were observed within Pond #11 during inspection.

Site: 12



Comments: Normal growth observed

Shoreline Cattails were identified to be displaying positive results following our initial shoreline weed treatment within Pond #12. Minimal Algae identified during inspection will be treated during our upcoming maintenance visit.

Site: 13



Comments: Requires attention

Pond #13 was identified with developing Filamentous algae and Cattails, which will be treated during our upcoming visit. Positive results should be evident within 14-21 days following application.

Site: 14



Comments: Treatment in progress

Pond #14 was identified with developing results following treatment targeting shoreline weeds, which was applied during our recent visit. Treated shoreline weeds will eventually fall and decompose within the pond.

Site: 15



Comments: Requires attention

Pond #15 was identified with Cattails and Filamentous algae, which will be treated during our upcoming maintenance visit. Positive results should be evident within 14-21 days following application.

Site: 16



Comments: Treatment in progress

Cattails and Filamentous algae were present along the perimeter of Pond #16, which will require a treatment to be performed during our upcoming maintenance visit.

Site: 17**Comments:** Site looks good

No issues were observed within Pond #17 during inspection.

Management Summary

Overall, the ponds within the Waterset Central CDD will continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed vegetation. During the inspection issues with the ponds are reported so that it may be expressed that we are planning on treating according to the contract or may need additional services to achieve the desired aesthetics.

There were several ponds mentioned that need additional treatments largely due to the Cattail and Torpedograss development along the shorelines of the ponds. Minimal algae was noted within the community and was observed to be developing within Ponds #10, #13, #15, and #16, which will be treated during our upcoming maintenance visit. Positive results should be evident within 10-14 days following algaecide application.

Once another round of treatments occurs we will see how the ponds react and identify if there are any issues related to nutrients or excess vegetative growth that can be acted upon.

Recommendations/Action Items

- Routine Maintenance
- Target remaining Cattails and shoreline vegetation within the community.
- Treat algae identified within Ponds #10, #13, #15, and #16.
- Monitor shoreline weed treatments and re-treat as necessary.

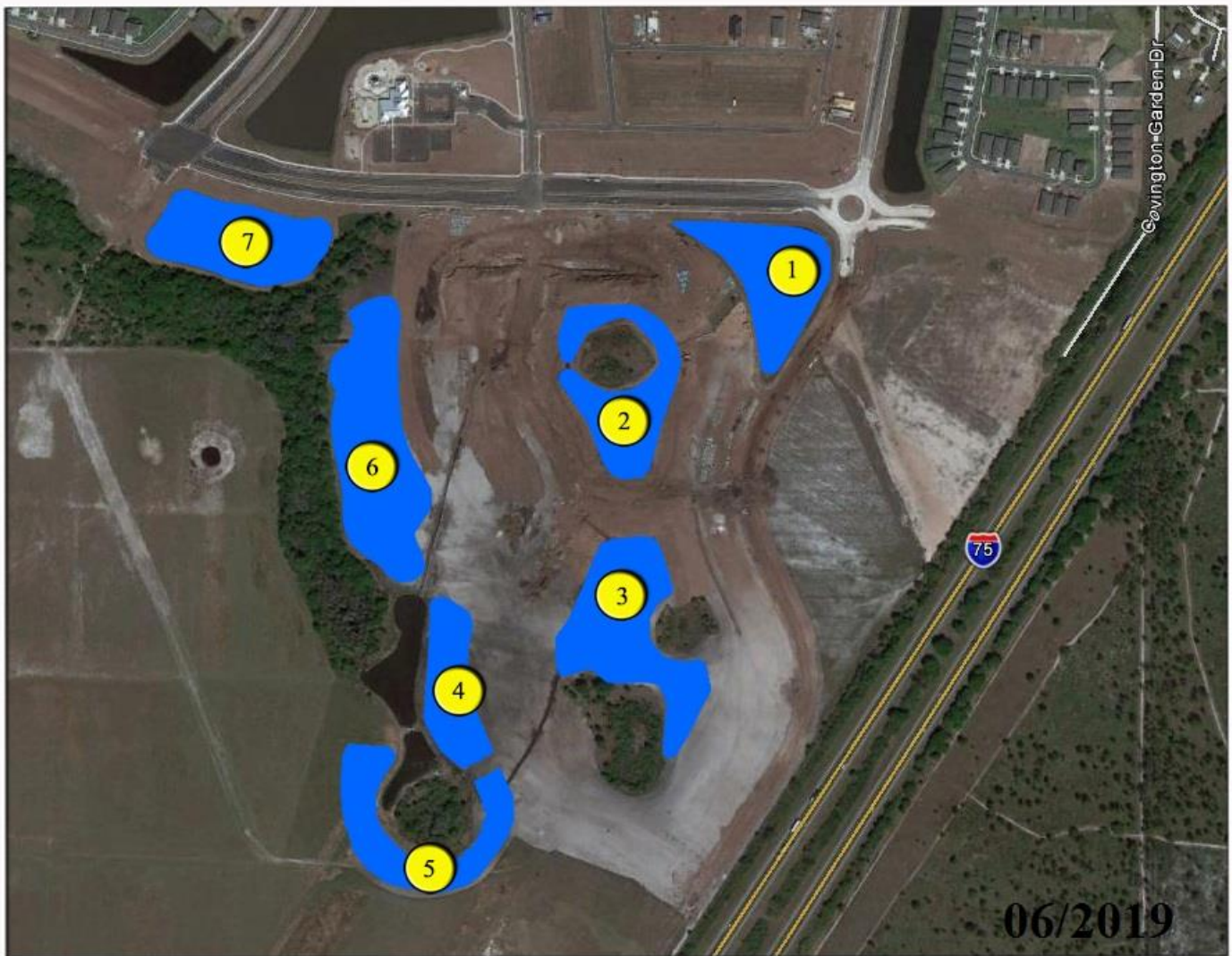
THANK YOU FOR CHOOSING ASI!!!!



Waterset Central CDD #00313440

East

1-800-432-4302



PJS

2/2019



Waterset Central CDD **#00313440**

West

1-800-432-4302



PJS

2/2019

Tab 3



Unparalleled Property Services

Waterset North & Central CDD
Resident Services Office
7281 Paradiso Drive Apollo Beach, FL 33572

CASTLE MANAGEMENT REPORT – JUNE 2019

JUNE AGENDA / REQUESTS FOR CONSIDERATION BY BOARD OF SUPERVISORS:

Waterset North CDD

1. Vending Machine – Mark has been looking into this and can provide update
2. Dog Park Tunnel Painting (*Ratification if approved between meetings*)
3. Pool Lounge Chaise's – (*Ratification if approved between meetings*)

Waterset Central CDD

1. Dumbbell Rack – homeowner request
2. Water cooler – Club, recommended especially for our pool monitors who are working outside in this heat.
3. 24/ 7 fitness center, homeowner request. Current hours are 4 am – Midnight.

ADMINISTRATIVE

1. New Community Director: Charles Schulze starts with the team on Monday, July 8th. We are looking forward to having Charles on the team.
2. Staffing: Two new team members have joined our staff in the month of June. Gary and Ronnie have joined our team as pool monitors, bringing our pool monitor staff to five members just in time for the start of the summer pool season.
3. Community Director Barry Mazzoni and Regional Director Marilyn submitted staffing recommendations for consideration for the North CDD 2019-2020 budgets.
4. Trainings: Ann attended Castle's administrative training on Wednesday, June 12th at our Lakewood Ranch Office. Katelyn Schenk attended administrative support training on June 20th. Royal Service Training was provided to the entire staff on June 25, 2019 in the flex room.
5. Committee Update: Management received applications for all four committees. Due to the influx of applications received for the Design Review Committee we requested applicants inform us they are still wanting to be on this committee. We also requested they provide us with their background as to be able to make informative decision for the committee. Once we have obtained all this information our recommendations will then be sent to the BOD for final review. Four committees are listed below:
 - a) Design Review Committee- This committee will review architectural change applications submitted by owners and will have the opportunity to make recommendations to the Design Guidelines adopted by the HOA Board.
 - b) Compliance Committee - which will provide hearings for those owners that have not corrected violations noted on their property.
 - c) Social Committee: This committee will partner with management to provide fun, engaging and entertaining activities for the enjoyment of all Waterset residents.
 - d) Service Area Committee: This committee will be formed from residents that live in the Villas, Townhomes and 30 ft Lots and receive lawn maintenance and other services from the Waterset HOA. The committee will review services and make recommendations to the Board regarding the execution and disposition of these services.
6. Pool/ Slide Reminders: Castle has been working internally on updating the pool reminders for the amenities. Our revisions will be proposed to both BOD's for review.

7. Violations: After a violation run, several courtesy emails 115 violation letters were mailed out on 7/3/2019.

MAINTENANCE

1. To follow Florida rules, we are supposed to be testing our pools 7 days a week. We could do this testing in-house using Philip and Scott for the days the vendor is not on-site. We are currently obtaining 3 proposals from 3 different vendors. If the board would rather test in-house a pool testing kit runs from \$45 - \$58 on Amazon. Sean informed me he would be happy to provide a lesson on the testing for the first time and then we can take it from there.
2. CDD Legal pending advisory on Street Legal Golf Cart's in the community.
3. Mulch has been installed at all three parks of the North community. The park off Parkshore and at the Landing were installed a little short of the minimum required mulch line. Castle recommended Rizzetta hold payment until this was corrected. American stuck to their promise and installed up to the minimum required mulch line on July 2, 2019.
4. Accurate electronics repaired the dog park gate. They will be out the later part of next week to replace the exit button at the landing pool.
5. Street signs: Management found several street signs broken. A proposal was provided by On-site and approved at Tuesday's Board meeting. On-site was advised and requested a 50% deposit before they can schedule. The deposit request was sending the Rizzetta. Once they have received they will schedule the repairs.
6. WCP Construction: The women's room, exterior flashing and side panel on the splash pad are scheduled to be repaired by WCP on Monday, June 17th.
7. Pressure Cleaning: Several amenities were pressure cleaning by Scott this week. Due to the weather we had to push back the Dog Park cleaning. This is scheduled for Monday, June 17th.
8. Lake 33: Management noticed abnormal overgrowth in Lake 33. We contacted the maintenance company and District Manager. Peter Simoes advised management that an airboat treatment was performed on 5/29 within this pond (Pond #33). Positive results are evident from the brown-tinted material. Also, many of the vegetation within this area is native and promoted by Aquatic Systems. A follow-up treatment may be scheduled for any new growth.
9. Landing Restroom Leak: We discovered a leak in the ceiling of the bathroom at the landing. Chris's plumbing reviewed and advised that it happened to be the drip pan from the AC unit. Payne Air was called out and repaired. The AC had to be cleaned out as there was a build-up of gunk found inside. It is now operating properly.
10. AC Fitness Center: The AC in the fitness center stopped working. Management contacted the vendor who repaired the same day. The AC is back up and operating properly.
11. Landing Lounge Chairs: Management was advised that there are six missing chairs and a missing umbrella at the landing pool. Umbrella has been purchased to replace the old and the lounge chair proposal was approved. Rizzetta will provide deposit and the chairs will take a few weeks before they can get installed.
12. Fitness Trail Signage: Proposal was approved and submitted to signage company. They are preparing the new signs and will re-weld once they are ready. Takes 3-4 weeks for manufacture signage.
13. Fitness Trail Grips: Grips have been ordered and Scott will install.
14. Pressure Cleaning: Management is currently obtaining quotes for exterior pressure cleaning of the Townhomes.
15. We will also be obtaining quotes for the Villas - driveways & entry walkway's only, exteriors are in good shape at this time.
16. Dog Park: Bowl has been cleaned and added to maintenance checklist. The dog tunnels have been repainted.
17. Dog Park Drainage: Repair is complete at 7/3/19. Park will not re-open for 7 days for sod to adjust.
18. Landing Security Alarm: Alarm's battery is dying. Gabby & Mark were able to find the battery with Synergy on the phone. Mark will purchase a new battery at Lowes and replace.

19. Basketball Court Scanner: Fob scanner at the park found inoperable. Accurate Electronics repaired on Friday, June 21st, 2019.
20. Cafe Grill: Mark researched grills to replace the old one. Great grill was found and approved for purchase. Mark will purchase on Monday 7/1/19.
21. Approved Gem-Car Repair:
\$109.98 - Brake Pads
\$202.00 - Spare Steel Tire
\$125 - Labor Cost
Total: \$436.98
*Total price does include rotor check and 27-point inspection (engine check)

LANDSCAPING

1. Phase 4 South Landscape Turnover: Gabby Davis inspected the phase 4 South landscape install with Randy Appenzeller and LMP. Great install, only a few noted trees that we're keeping an eye on. LMP is looking forward to maintaining.
2. Villa Tree Proposal: Arbor jet was injected to the previously approved proposal for several of the villa palms on Thursday June 20, 2019.
3. Landscaping on Voyagers: Homeowner advised of overgrowth on Voyagers Place. Management informed LMP who quickly cleaned up the area and will maintain moving forward.
4. Clubhouse Lawn: Landscapers applied a combination of weed control, insect control and fertilizer this past Thursday. They indicate they did post signage at the locations identified in the photo below. A homeowner informed management that they were on the lawn over the weekend and the chemicals stained her shoes and her sons' bare feet. LMP is looking into the cause of why the staining occurred over 40 (+/-) hours later as everything applied should have been 'cured' within hours of application given the weather and temperatures we are experiencing right now.

SECURITY

1. Security Logs: They have started once again leaving their logs each day at the administration staff desk and the staff will be working on how to share them with the BOD.
2. Clubhouse Incident: June 27, 2019 one homeowner was rushed to hospital and another arrested. Incident report has been provided to district manager.

EVENTS

1. Fourth of July: Newland is putting on a concert for a cause and firework display at the Waterset club.
2. Summer BBQ: Planning underway for the Summer BBQ at the landing for July 27th.

Respectfully Submitted,

Gabrielle Davis
Account Manager, LCAM
Castle Group Management

Tab 4

Memo

To: Grant Phillips
From: Shandra Torres
CC:
Date: 6/20/2019
Re: **Waterset Central CDD – Arbitrage Rebate Calculation Series 2018 – 5/13/2019**

Attached are copies of the Arbitrage Rebate **Waterset Central – Arbitrage Rebate Calculation Series 2018 – 5/13/19**. There is no arbitrage liability at this time. The arbitrage calculations are required by the Internal Revenue Service, as well as bond indenture to ensure compliance with the IRS requirements.

This report has been scanned to I:\Districts (CDD)\Waterset Central\Bonds\Arbitrage Rebate Calculations LLS

Shandra



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

June 20, 2019

Ms. Shandra Torres
Waterset Central Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

**Waterset Central Community Development District
(Hillsborough County, Florida)
\$16,860,000 Special Assessment Bonds, Series 2018**

Dear Ms. Torres:

Attached you will find our arbitrage report for the above-referenced Bond issue for the annual period beginning May 14, 2018 through the period ended May 13, 2019. This report indicates that there is no cumulative rebatable arbitrage liability as of May 13, 2019.

The next annual rebatable arbitrage calculation date is May 13, 2020. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Stacey Johnson, US Bank, Orlando, FL.

Waterset Central Community Development District

*Waterset Central Community Development District
(Hillsborough County, Florida) \$16,860,000 Special
Assessment Bonds, Series 2018*

For the period ended May 13, 2019



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

June 20, 2019

Waterset Central Community Development District
c/o Rizzetta & Company Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Re: Waterset Central Community Development District (Hillsborough County, Florida)
\$16,860,000 Special Assessment Bonds, Series 2018 ("Bonds")

Waterset Central Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended May 13, 2019 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

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

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(429,461.65) at May 13, 2019. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.1483%. Accordingly, we have not recomputed the Bond Yield.

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

LLS Tax Solutions Inc.

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

Waterset Central Community Development District

June 20, 2019

\$16,860,000 (Hillsborough County, Florida) Special Assessment Bonds, Series 2018

For the period ended May 13, 2019

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is May 14, 2018.
2. The end of the first Bond Year for the Bonds is May 13, 2019.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

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

Waterset Central Community Development District

June 20, 2019

\$16,860,000 (Hillsborough County, Florida) Special Assessment Bonds, Series 2018

For the period ended May 13, 2019

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(a) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2018 Bonds are being issued to finance a portion of the cost of the District’s Capital Improvement Plan which consists of roadway improvements, stormwater management improvements, utility improvements, landscape, hardscape and irrigation, and recreational facilities.

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

Waterset Central Community Development District

June 20, 2019

\$16,860,000 (Hillsborough County, Florida) Special Assessment Bonds, Series 2018

For the period ended May 13, 2019

DEFINITIONS

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

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

Waterset Central Community Development District

June 20, 2019

\$16,860,000 (Hillsborough County, Florida) Special Assessment Bonds, Series 2018

For the period ended May 13, 2019

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

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

Waterset Central Community Development District

June 20, 2019

\$16,860,000 (Hillsborough County, Florida) Special Assessment Bonds, Series 2018

For the period ended May 13, 2019

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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

\$16,860,000 WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
(HILLSBOROUGH COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 14 / 2018 ISSUE DATE
5 / 14 / 2018 BEGINNING OF COMPUTATION PERIOD
5 / 13 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1483%	ALLOWABLE EARNINGS
5 / 14 / 2018	INITIAL DEPOSIT		0.00	203,700.00	214,291.80	10,591.80
5 / 14 / 2018	COST OF ISSUANCE FUND		0.00	(50,000.00)	(52,599.85)	(2,599.85)
5 / 14 / 2018	COST OF ISSUANCE FUND		0.00	(5,250.00)	(5,522.98)	(272.98)
5 / 14 / 2018	COST OF ISSUANCE FUND		0.00	(43,000.00)	(45,235.87)	(2,235.87)
5 / 15 / 2018	COST OF ISSUANCE FUND		0.00	(35,000.00)	(36,814.70)	(1,814.70)
5 / 15 / 2018	COST OF ISSUANCE FUND		0.00	(35,000.00)	(36,814.70)	(1,814.70)
5 / 17 / 2018	COST OF ISSUANCE FUND		0.00	(1,250.00)	(1,314.44)	(64.44)
5 / 17 / 2018	COST OF ISSUANCE FUND		0.00	(20,000.00)	(21,031.03)	(1,031.03)
5 / 18 / 2018	COST OF ISSUANCE FUND		0.00	(5,675.00)	(5,966.71)	(291.71)
6 / 1 / 2018	COST OF ISSUANCE FUND		11.14	0.00	0.00	0.00
7 / 2 / 2018	COST OF ISSUANCE FUND		9.92	0.00	0.00	0.00
8 / 1 / 2018	COST OF ISSUANCE FUND		10.91	0.00	0.00	0.00
9 / 4 / 2018	COST OF ISSUANCE FUND		11.02	0.00	0.00	0.00
10 / 1 / 2018	COST OF ISSUANCE FUND		11.06	0.00	0.00	0.00
11 / 1 / 2018	COST OF ISSUANCE FUND		12.83	0.00	0.00	0.00
12 / 3 / 2018	COST OF ISSUANCE FUND		12.76	0.00	0.00	0.00
1 / 2 / 2019	COST OF ISSUANCE FUND		13.82	0.00	0.00	0.00
1 / 3 / 2019	COST OF ISSUANCE FUND		0.00	(8,618.46)	(8,778.12)	(159.66)
		0.00	93.46	(93.46)	213.40	306.86
5 / 14 / 2018	INITIAL DEPOSIT		0.00	1,244,909.41	1,309,641.06	64,731.65
6 / 1 / 2018	INTEREST FUND		807.97	0.00	0.00	0.00
7 / 2 / 2018	INTEREST FUND		1,447.79	0.00	0.00	0.00
8 / 1 / 2018	INTEREST FUND		1,591.62	0.00	0.00	0.00
9 / 4 / 2018	INTEREST FUND		1,608.04	0.00	0.00	0.00
10 / 1 / 2018	INTEREST FUND		1,613.51	0.00	0.00	0.00
11 / 1 / 2018	INTEREST FUND		0.00	(394,496.91)	(405,338.07)	(10,841.16)
11 / 1 / 2018	INTEREST FUND		1,871.98	0.00	0.00	0.00
12 / 3 / 2018	INTEREST FUND		1,276.45	0.00	0.00	0.00
1 / 2 / 2019	INTEREST FUND		1,381.82	0.00	0.00	0.00
2 / 1 / 2019	INTEREST FUND		1,481.89	0.00	0.00	0.00
3 / 1 / 2019	INTEREST FUND		1,333.78	0.00	0.00	0.00
4 / 1 / 2019	INTEREST FUND		1,486.81	0.00	0.00	0.00
5 / 1 / 2019	INTEREST FUND		0.00	(425,206.25)	(425,927.32)	(721.07)
5 / 1 / 2019	INTEREST FUND		1,451.02	0.00	0.00	0.00

\$16,860,000 WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
(HILLSBOROUGH COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 14 / 2018 ISSUE DATE
5 / 14 / 2018 BEGINNING OF COMPUTATION PERIOD
5 / 13 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1483%	ALLOWABLE EARNINGS
5 / 13 / 2019	INTEREST ACCRUAL	442,874.12	17,667.87	425,206.25	478,375.67	53,169.42
5 / 14 / 2018	INITIAL DEPOSIT		0.00	14,503,018.54	15,257,133.06	754,114.52
6 / 1 / 2018	ACQUISITION & CONSTRUCTION FUND		9,412.72	0.00	0.00	0.00
6 / 4 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	364.50	382.37	17.87
7 / 2 / 2018	ACQUISITION & CONSTRUCTION FUND		16,866.96	0.00	0.00	0.00
7 / 3 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	650.19	679.28	29.09
7 / 27 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(765.27)	(796.81)	(31.54)
7 / 30 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(350.00)	(364.27)	(14.27)
7 / 30 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(415.00)	(431.92)	(16.92)
7 / 30 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(29,320.23)	(30,515.57)	(1,195.34)
7 / 30 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(3,115.85)	(3,242.88)	(127.03)
7 / 30 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(14,091.00)	(14,665.47)	(574.47)
7 / 30 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(1,512.10)	(1,573.75)	(61.65)
8 / 1 / 2018	ACQUISITION & CONSTRUCTION FUND		18,539.25	0.00	0.00	0.00
8 / 2 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	713.96	742.86	28.90
8 / 16 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(2,872.45)	(2,982.81)	(110.36)
8 / 16 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(4,375.00)	(4,543.09)	(168.09)
8 / 16 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(5,548.00)	(5,761.15)	(213.15)
8 / 16 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(300,618.70)	(312,168.38)	(11,549.68)
9 / 4 / 2018	ACQUISITION & CONSTRUCTION FUND		18,462.24	0.00	0.00	0.00
9 / 5 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	720.38	746.05	25.67
9 / 17 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(770.00)	(796.09)	(26.09)
9 / 17 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(8,512.50)	(8,800.94)	(288.44)
9 / 28 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(8,431.75)	(8,703.92)	(272.17)
9 / 28 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(945.00)	(975.50)	(30.50)
9 / 28 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(23,626.05)	(24,388.69)	(762.64)
10 / 1 / 2018	ACQUISITION & CONSTRUCTION FUND		18,321.01	0.00	0.00	0.00
10 / 2 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	722.00	744.89	22.89
11 / 1 / 2018	ACQUISITION & CONSTRUCTION FUND		21,205.95	0.00	0.00	0.00
11 / 2 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	836.47	859.34	22.87
11 / 29 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(11,865.00)	(12,142.96)	(277.96)
11 / 29 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(22,735.90)	(23,268.53)	(532.63)
11 / 29 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(3,193.36)	(3,268.17)	(74.81)

\$16,860,000 WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
(HILLSBOROUGH COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 14 / 2018 ISSUE DATE
5 / 14 / 2018 BEGINNING OF COMPUTATION PERIOD
5 / 13 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1483%	ALLOWABLE EARNINGS
12 / 3 / 2018	ACQUISITION & CONSTRUCTION FUND		21,095.61	0.00	0.00	0.00
12 / 4 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	830.98	849.85	18.87
12 / 13 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(3,080,878.60)	(3,146,826.93)	(65,948.33)
12 / 18 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(5,773,835.99)	(5,893,266.85)	(119,430.86)
12 / 18 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(9,030.00)	(9,216.78)	(186.78)
12 / 18 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(47,968.05)	(48,960.26)	(992.21)
12 / 18 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	(7,954.90)	(8,119.45)	(164.55)
12 / 19 / 2018	ACQUISITION & CONSTRUCTION FUND		0.00	1,891.34	1,930.19	38.85
1 / 2 / 2019	ACQUISITION & CONSTRUCTION FUND		15,259.08	0.00	0.00	0.00
1 / 3 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	8,618.46	8,778.12	159.66
1 / 3 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	898.30	914.94	16.64
1 / 17 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	(567.50)	(576.87)	(9.37)
1 / 17 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	(7,500.00)	(7,623.85)	(123.85)
1 / 17 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	(3,990.00)	(4,055.89)	(65.89)
2 / 1 / 2019	ACQUISITION & CONSTRUCTION FUND		9,091.93	0.00	0.00	0.00
2 / 4 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	961.79	975.33	13.54
2 / 7 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	(4,355.20)	(4,414.64)	(59.44)
3 / 1 / 2019	ACQUISITION & CONSTRUCTION FUND		8,171.38	0.00	0.00	0.00
3 / 4 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	864.24	872.70	8.46
3 / 21 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	(219.00)	(220.61)	(1.61)
4 / 1 / 2019	ACQUISITION & CONSTRUCTION FUND		9,108.65	0.00	0.00	0.00
4 / 2 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	961.87	967.45	5.58
4 / 29 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	(2,270.00)	(2,274.49)	(4.49)
4 / 29 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	(2,847.00)	(2,852.63)	(5.63)
5 / 1 / 2019	ACQUISITION & CONSTRUCTION FUND		8,890.30	0.00	0.00	0.00
5 / 2 / 2019	ACQUISITION & CONSTRUCTION FUND		0.00	937.02	938.48	1.46
5 / 13 / 2019	INTEREST ACCRUAL		3,783.83	0.00	0.00	0.00
		<u>5,316,719.55</u>	<u>178,208.91</u>	<u>5,138,510.64</u>	<u>5,689,714.76</u>	<u>551,204.12</u>
5 / 14 / 2018	INITIAL DEPOSIT		0.00	599,406.25	630,573.62	31,167.37
5 / 15 / 2018	INITIAL DEPOSIT ADJUSTMENT		0.00	(40,000.00)	(42,073.94)	(2,073.94)
6 / 1 / 2018	RESERVE FUND		364.50	0.00	0.00	0.00
6 / 4 / 2018	RESERVE FUND		0.00	(364.50)	(382.37)	(17.87)
7 / 2 / 2018	RESERVE FUND		650.19	0.00	0.00	0.00
7 / 3 / 2018	RESERVE FUND		0.00	(650.19)	(679.28)	(29.09)

\$16,860,000 WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
(HILLSBOROUGH COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 14 / 2018 ISSUE DATE
5 / 14 / 2018 BEGINNING OF COMPUTATION PERIOD
5 / 13 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1483%	ALLOWABLE EARNINGS
8 / 1 / 2018	RESERVE FUND		713.96	0.00	0.00	0.00
8 / 2 / 2018	RESERVE FUND		0.00	(713.96)	(742.86)	(28.90)
9 / 4 / 2018	RESERVE FUND		720.38	0.00	0.00	0.00
9 / 5 / 2018	RESERVE FUND		0.00	(720.38)	(746.05)	(25.67)
10 / 1 / 2018	RESERVE FUND		722.00	0.00	0.00	0.00
10 / 2 / 2018	RESERVE FUND		0.00	(722.00)	(744.89)	(22.89)
11 / 1 / 2018	RESERVE FUND		836.47	0.00	0.00	0.00
11 / 2 / 2018	RESERVE FUND		0.00	(836.47)	(859.34)	(22.87)
12 / 3 / 2018	RESERVE FUND		830.98	0.00	0.00	0.00
12 / 4 / 2018	RESERVE FUND		0.00	(830.98)	(849.85)	(18.87)
1 / 2 / 2019	RESERVE FUND		898.30	0.00	0.00	0.00
1 / 3 / 2019	RESERVE FUND		0.00	(898.30)	(914.94)	(16.64)
2 / 1 / 2019	RESERVE FUND		961.79	0.00	0.00	0.00
2 / 4 / 2019	RESERVE FUND		0.00	(961.79)	(975.33)	(13.54)
3 / 1 / 2019	RESERVE FUND		864.24	0.00	0.00	0.00
3 / 4 / 2019	RESERVE FUND		0.00	(864.24)	(872.70)	(8.46)
4 / 1 / 2019	RESERVE FUND		961.87	0.00	0.00	0.00
4 / 2 / 2019	RESERVE FUND		0.00	(961.87)	(967.45)	(5.58)
5 / 1 / 2019	RESERVE FUND		937.02	0.00	0.00	0.00
5 / 2 / 2019	RESERVE FUND		0.00	(937.02)	(938.48)	(1.46)
5 / 13 / 2019	INTEREST ACCRUAL		398.40	0.00	0.00	0.00
		<u>559,804.65</u>	<u>9,860.10</u>	<u>549,944.55</u>	<u>578,826.14</u>	<u>28,881.59</u>
		<u>6,319,398.32</u>	<u>205,830.34</u>	<u>6,113,567.98</u>	<u>6,747,129.97</u>	<u>633,561.99</u>
	ACTUAL EARNINGS		205,830.34			
	ALLOWABLE EARNINGS		<u>633,561.99</u>			
	REBATABLE ARBITRAGE		(427,731.65)			
	COMPUTATION DATE CREDIT		<u>(1,730.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(429,461.65)</u>			

Tab 5

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, May 9, 2019 at 9:02 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	Board Supervisor, Chair
Aaron Baker	Board Supervisor, Vice Chair
Pete Williams	Board Supervisor, Assistant Secretary
Lynda McMorow	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Erin McCormick Law
Barry Mazzoni	Clubhouse Manager
Marilyn Nieves	Amenity Management; Castle Group
Gail Hutt	Ballenger & Company, Inc.
Josh McGarry	Account Manager; ASI/Solitude
Nick Viles	Account Manager; ASI/Solitude

Audience

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

Resident Cory Jasinski shared a pool concern. General discussion ensued.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Meeting
Held March 14, 2019**

Mr. Phillips presented the minutes of the meeting held on March 14, 2019 to the Board for consideration. Two corrections were noted.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 14, 2019 as corrected by District Counsel for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for February 2019

Mr. Phillips presented the Operations & Maintenance expenditures for February 2019 to the Board for ratification.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board ratified the Operations and Maintenance Expenditures for February 2019 (\$22,603.30) for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for March 2019

Mr. Phillips presented the Operations & Maintenance expenditures for March 2019 to the Board for ratification. Brief discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board ratified the Operations and Maintenance Expenditures for March 2019 (\$32,046.16) for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2018 Construction Requisitions

Mr. Phillips presented Series 2018 construction requisition #31 to the Board for ratification.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board ratified the Series 2018 construction requisition #31 for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Subdividers Agreement

Ms. McCormick advised that the item to be considered for ratification is actually the authorizing agent agreement for the subdivider's agreement.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board ratified the authorizing agent agreement as related to the Phase 4B South subdivider's agreement for the Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Variance Request Response

Mr. Phillips presented to the Board for consideration a homeowner's response and second request for a variance to use District property as an access for pool construction behind their home. Ms. McCormick reviewed the request and advised that the homeowner should sign a pool license agreement (a draft of which was presented), the homeowner and contractor should indemnify the District of any cost of any landscape damage reparations needed, and proof of proper insurance must be provided. Discussion ensued. The Board also recommended that the homeowner put down a refundable deposit to provide additional accountability.

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board of Supervisors approved the pool license agreement in substantial form, authorized the Chair to sign the agreement once submitted by the homeowner, and approve the pool installation variance request for the Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Tennis/Pickleball Programs Proposal

Mr. Phillips presented a proposal for tennis and pickleball programs to the Board for consideration. Discussion ensued. The Board tabled a decision on the proposal until more information could be gathered from the vendor.

TENTH ORDER OF BUSINESS

Consideration of Security Camera Proposals

Mr. Phillips presented security camera proposals to the Board for consideration. Discussion ensued. The Board approved the proposal for camera installation on poles to monitor the sport courts.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board approved the proposal from Hive for sport court security camera installations in the amount of \$3,004.29 for the Waterset Central Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Irrigation
Services Proposal**

Mr. Phillips presented the revised irrigation services proposal from Ballenger & Company to the Board for consideration. Discussion ensued. Ms. McCormick addressed and answered the Board's general questions.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the irrigation services proposal from Ballenger & Company, Inc. for the Waterset Central Community Development District.

TWELFTH ORDER OF BUSINESS**Consideration of Aquatic
Services Proposal**

Mr. Phillips presented a proposal for aquatic services to the Board for consideration. Discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the proposal from Aquatic Systems, Inc. for waterway management in the amount of \$2,172.00 per month for the Waterset Central Community Development District.

THIRTEENTH ORDER OF BUSINESS**Consideration of Mailbox Proposal**

Mr. Phillips presented a proposal for mailbox kiosk installation to the Board for consideration. The Board agreed there was no need and declined to approve the proposal.

FOURTEENTH ORDER OF BUSINESS**Discussion of Facilities Usage
Fee Agreement**

Mr. Phillips presented Resolution 2019-04 to the Board for consideration. Discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board ratified the facilities usage fee agreement for the Waterset Central Community Development District.

FIFTEENTH ORDER OF BUSINESS**Consideration of Management
Agreement**

Mr. Phillips presented a facilities management agreement from Castle Management

to the Board for consideration. Discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the District facilities management agreement from Castle Management for the Waterset Central Community Development District.

SIXTEENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2019-2020 Proposed Budget

Mr. Phillips presented the proposed budget for Fiscal Year 2019-2020 to the Board for consideration. Discussion ensued.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2019-05, Approving Proposed Budget and Setting the Public Hearing

Mr. Phillips presented Resolution 2019-05 to the Board for consideration. The Board agreed that the public hearing on final budget adoption would be held at 9:00 AM on August 8, 2019.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors adopted Resolution 2019-05, Approving the Proposed Budget and Setting a Public Hearing, for the Waterset Central Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. McCormick addressed and answered general questions from the Board. She spoke about filing of petitions for boundaries and other items, and also asked for approval to work with Mr. Phillips regarding adoption of a 10% fee for service providers using District facilities.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors authorized staff to work on implementing a 10% fee for any service providers using District facilities for the Waterset Central Community Development District.

B. District Engineer

Not present; no report.

C. Clubhouse Manager

Mr. Mazzone presented the clubhouse manager report and provided an update for the Board. Discussion regarding types of staffing ensued.

D. District Manager

Mr. Phillips stated that the next regular meeting will take place on Thursday, June 13, 2019 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578. He also noted the plan to close the pools at 5:30 PM on July 4th, due to special events being held that evening.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

There were no additional supervisor requests.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 10:26 AM for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 6

Waterset Central Community Development District

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

Operations and Maintenance Expenditures April 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$37,744.73**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alexis Williams	001230	040619	Rental Deposit Refund	200.00
BOCC	001224	7687161865 03/19	7281 Paradiso Avenue 03/19	1,251.44
Castle Management, LLC	001212	PREIM03-15-19-211	Payroll Pay Period 02/23/19-03/08/19	1,075.65
Castle Management, LLC	001222	PREIM03-29-19-208	Payroll Pay Period 03/09/19-03/22/19	1,919.71
Erin McCormick Law, PA	001213	10306	General Legal Services 03/19	4,908.50
Erin McCormick Law, PA	001213	10309	Legal Services - Boundary Amendment 03/19	766.50
Erin McCormick Law, PA	001232	10315	General Legal Services 04/19	3,686.50
Erin McCormick Law, PA	001232	10316	Legal Services - Boundary Amendment 04/19	292.00
Esther Torres	001235	040919-Torres	Rental Deposit Refund	200.00
F Peter Williams	001231	PW 031419	Board of Supervisors Meeting 03/14/19	200.00
Florida Natural Gas	001223	264476ES	7281 Paradiso Drive Pool Heaters 11/18	370.09
Florida Natural Gas	001223	267519ES	7281 Paradiso Drive Pool Heaters 12/18	1,045.10
Florida Natural Gas	001223	272217ES	7281 Paradiso Drive Pool Heaters 01/19	1,068.89
Florida Natural Gas	001223	277177ES	7281 Paradiso Drive Pool Heaters 02/19	526.24

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

Florida Natural Gas	001223	280838ES	7281 Paradiso Drive Pool Heaters 03/19	499.78
Jeffrey Ramer	001216	032119	Rental Deposit Refund	100.00
Kimberly L Wacaser	001220	032519	Rental Deposit Refund	100.00
Landscape Maintenance Professionals, Inc.	001233	142289	Monthly Ground Maintenance 04/19	2,805.00
Landscape Maintenance Professionals, Inc.	001233	142658	Irrigation Repair 03/19	22.50
Landscape Maintenance Professionals, Inc.	001233	142680	Fertilize Bermuda, Ornamental, & Palm 03/19	2,260.00
Landscape Maintenance Professionals, Inc.	001233	142681	Pest Control 03/19	165.00
Loida Deynes Roldan	001227	040119	Rental Deposit Refund	200.00
Meadow Sales and Marketing Inc.	001225	2019-178	Staff Shirts 03/19	591.93
Nvirotect Pest Control Services	001226	174590	Monthly Pest Control #12545 04/19	85.00
Payne Air Conditioning & Heating Inc	001214	C16274	Preventive Maintenance 03/19	356.00
Prime Air Conditioning & Refrigeration, Inc.	001215	0000038568	A/C Repairs - Clean Drain Line 03/19	231.25
Republic Services	001217	0696-000793331	(1) Waste & (1) Recycle Container Service 04/19	168.00
Rizzetta & Company, Inc.	001218	INV0000039675	District Management Fees 04/19	3,850.00
Rizzetta Technology Services	001219	INV0000004234	Email & Website Hosting Services 04/19	175.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

Suncoast Pool Service	001234	5225	Swimming Pool Service 04/19	1,850.00
TECO	001229	221003491596 03/19	7281 Paradiso Drive 03/19	4,032.23
TECO	001229	221003734730 03/19	7281 Paradiso Drive Pool Heater 03/19	340.20
TECO	001229	221004023737 03/19	7281 Paradiso Drive Pool Heater 03/19	37.54
TECO	001229	221006521464 03/19	7302 Paradiso Dr 03/19	21.49
TECO	001229	221006546453 03/19	6002 Covington Garden Dr S 03/19	21.91
Waterset Central CDD	CD011	CD011	Replenish Debit Card	1,233.63
Waterset North CDD	001236	OMR0319-1	Security Services Cost Share 20% 03/19	669.65
WCP Construction Inc.	001221	03252019	Install Message Board & Post Signs 03/19	<u>418.00</u>

Report Total

\$ 37,744.73

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 4/6/2019
Payable to: Alexis Williams
Address: 6316 Havensport Dr
Apollo Beach, FL 33572
Description: Rental Deposit Refund
Requestor: Ann Caley
Special Instructions:
1) Code to 001- 20205

Approved by:

Ann M Caley - Charles

APR 08 2019

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

D/M approval *Grant Phillips* Date 4-17-2019

Date entered APR 16 2019

Fund 001 GL 20205 OC

Check # _____



Hillsborough
County Florida

M-Page 1 of 5

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019



Summary of Account Charges

Previous Balance	\$1,132.85
Net Payments - Thank You	(\$3,172.85)
Credit Amount	(\$2,040.00)
Total Account Charges	\$3,291.44
AMOUNT DUE	\$1,251.44

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

RECEIVED
APR 08 2019
/M approval Grant Phillips Date 4-17-2019
ate entered APR 16 2019
und 001 GL 53600 OC 4301 = 312.78
bank # 4310 = 938.66



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7687161865

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

198

DUE DATE	04/22/2019
AMOUNT DUE	\$1,251.44
AMOUNT PAID	

0076871618658

00001251446



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019

Service Address: 6116 SEA AIR DR

M-Page 2 of 5

Service Address Charges

Deposit Amount Due	\$165.00
Reclaimed Wtr Mtr Install Fee	\$330.00
Service Setup Fee	\$25.00
Total Service Address Charges	\$520.00

RECEIVED
APR 08 2019

die new mazzella & co., inc. _____
/M approval _____ Date _____
date entered _____
und _____ GL _____ OC _____
hook # _____



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019

Service Address: 5910 COVINGTON GARDEN DR

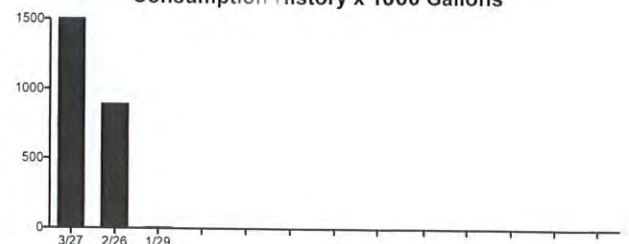
M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074215	02/26/2019	8941	03/27/2019	25211	1627000	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$784.16
Total Service Address Charges	\$784.16

Consumption History x 1000 Gallons





Hillsborough
County Florida

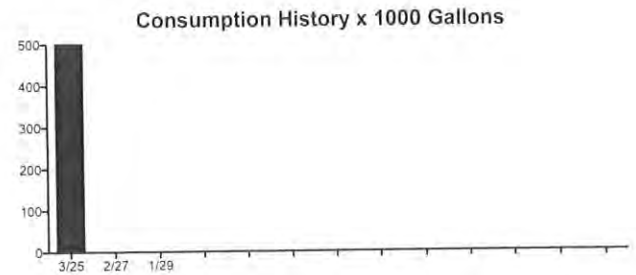
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019
Service Address: 7301 PARADISO DR			

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074213	02/27/2019	0	03/25/2019	5186	518600	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$66.81
Total Service Address Charges	\$66.81



Hillsborough
County Florida

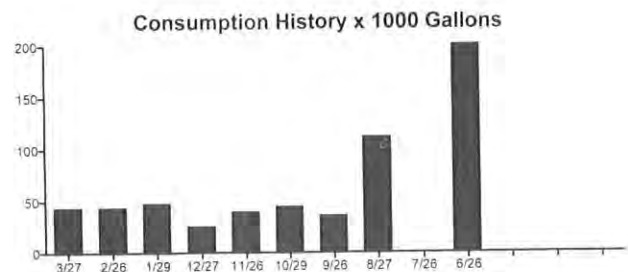
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019
Service Address: 7281 PARADISO AVE			

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	02/26/2019	1762	03/27/2019	1802	4000	ACTUAL	WATER
37156910	02/26/2019	3922	03/27/2019	4312	39000	ACTUAL	WATER
60998080	02/26/2019	30598	03/27/2019	31404	80600	ACTUAL	RECLAIM

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$125.99
Water Base Charge	\$37.41
Water Usage Charge	\$57.43
Sewer Base Charge	\$69.80
Sewer Usage Charge	\$18.00
Reclaimed Water Usage Charge	\$12.97
Total Service Address Charges	\$325.75





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019

Service Address: 5521 SILVER SUN DR

M-Page 4 of 5

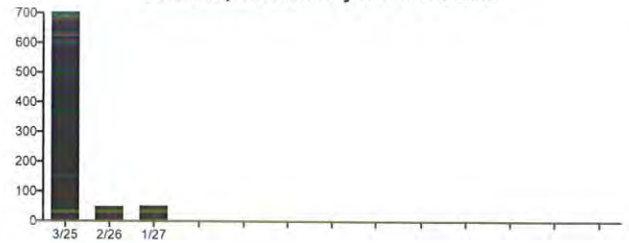
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523989	02/26/2019	95	03/25/2019	873	77800	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge \$34.23

Total Service Address Charges \$34.23

Consumption History x 100 Gallons



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019

Service Address: 7306 GOLDEN SKY CT

M-Page 4 of 5

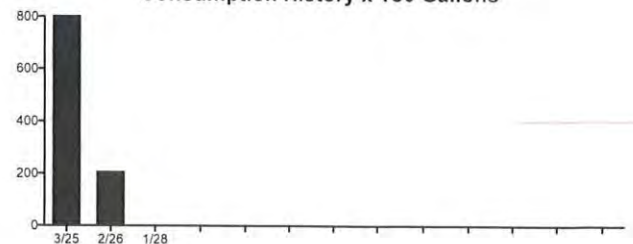
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54492026	02/26/2019	204	03/25/2019	1123	91900	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge \$40.49

Total Service Address Charges \$40.49

Consumption History x 100 Gallons





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019

Service Address: 6112 SEA AIR DR

M-Page 5 of 5

Service Address Charges

Deposit Amount Due	\$165.00
Reclaimed Wtr Mtr Install Fee	\$330.00
Service Setup Fee	\$25.00
Total Service Address Charges	\$520.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/01/2019	04/22/2019

Service Address: 6060 MILESTONE DR

M-Page 5 of 5

Service Address Charges

Deposit Amount Due	\$225.00
Reclaimed Wtr Mtr Install Fee	\$750.00
Service Setup Fee	\$25.00
Total Service Address Charges	\$1,000.00



Castle Management, LLC

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

Document No. : PREIM03-15-19-211

Document Date : 3/15/2019

Date Printed : 3/20/2019

Unparalleled Property Services

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

Address:

PAY PERIOD 02/23/19-03/08/19

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

Report Totals:

Billing: 1,075.65
Total Sales Tax:
Balance Due: **1,075.65**
=====

Date Rec'd Filizella & Co., Inc. **MAR 26 2019**

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

Date entered **APR 01 2019**

Fund 001 GL 57200 OC 3305

Check # _____



Castle Management, LLC

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

Document No. : PREIM03-29-19-208

Document Date : 3/29/2019

Date Printed : 4/3/2019

Unparalleled Property Services

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

Address:

PAY PERIOD 03/09/19-03/22/19

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Allen, Stephanie CLUBAT	REG	14.00	\$140.00	36.00%	190.40
Mallard, Scott MAINT	REG	8.00	\$104.00	36.00%	141.44
Burgess, Philip HOUSE	REG	34.25	\$428.12	36.00%	582.25
Pope, Hannah POOLA	REG	5.25	\$52.50	36.00%	71.40
Mazzoni, Barry PRMGR	REG2	8.00	\$230.72	26.00%	290.71
Mazzoni, Barry PRMGR	VAC2	8.00	\$230.72	26.00%	290.71
Caley Chevalier, Ann ADMINA	REG	20.00	\$280.00	26.00%	352.80

Report Totals:

Billing:	1,919.71
Total Sales Tax:	
Balance Due:	1,919.71
	=====

Date Rec'd Rizzetta & Co., Inc. **APR - 5 2019**

D/M approval Grant Phillips Date 4-12-2019

Date entered **APR 05 2019**

Fund 001 GL 57200 OC 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
03/25/2019	10306
Terms	Service Through
	03/25/2019

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
02/27/2019	Erin R McCormick	Review of email from Maja Barnat regarding resignation and respond to same;	0.10	\$ 36.50
02/28/2019	Erin R McCormick	Prepare response to auditors for FY 2018 audit report; email to Grant Phillips requesting confirmation of no receipt of notice of claims or lawsuits against the District; email to Scott Brizendine and Grant Phillips regarding audit response	1.30	\$ 474.50
03/01/2019	Erin R McCormick	Prepare modification of policies during events at The Waterset Club	0.50	\$ 182.50
03/02/2019	Erin R McCormick	Review of Tentative Agenda for Waterset Central CDD meeting	0.20	\$ 73.00
03/04/2019	Erin R McCormick	Prepare Agreement between Heidt Design and District to act as agent pursuant to Subdividers Agreement for Waterset	0.80	\$ 292.00
03/05/2019	Erin R McCormick	Preparation of Agreement between Waterset Central CDD and Heidt Design LLC regarding Subdividers Agreement	3.70	\$ 1,350.50
03/06/2019	Erin R McCormick	Revise Agreement with Heidt Design; prepare email to Jamie Scarola and transmit proposed Agreement with Heidt Design; prepare email to Jessica Mahoney and Tim Plate and transmit proposed Agreement for review and comment; review of email from Tim Plate; telephone conference with Jessica Mahoney regarding above;	1.20	\$ 438.00

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
03/25/2019	10306
Terms	Service Through
	03/25/2019

03/06/2019	Erin R McCormick	Prepare email to Jen Budis regarding items for upcoming agenda; prepare proposed revisions to Policies for Amenity Facilities; prepare email to Amanda King and Rick Stevens and transmit proposed revisions to Policies; review of email from Amanda King regarding above; coordinate with Jennifer Budis regarding items to add to Agenda; review of email from Grant Phillips regarding First Addendum to Contract for Professional Services; email to Grant Phillips regarding above; review of email from Rick Stevens; email to Jennifer Budis regarding item for March 14th Agenda;	2.20	\$ 803.00
03/07/2019	Erin R McCormick	Review of email from Jen Budis regarding March 14th meeting; left message for Jen Budis; email to Jen Budis regarding items for Agenda packages; email to Grant Phillips and Barry Mazzoni regarding location for March 14th meeting; review of Insurance policy for Waterset Central CDD;	1.50	\$ 547.50
03/08/2019	Erin R McCormick	Telephone conference with Joe Roethke and Grant Phillips;	0.20	\$ 73.00
03/10/2019	Erin R McCormick	Review of email from Grant Phillips regarding Contract for Professional Services; review of email from Joe Roethke regarding Endorsement for Insurance Policy; email to Rick Stevens regarding above;	0.50	\$ 182.50
03/11/2019	Erin R McCormick	Email to Joe Roethke and Grant Phillips;	0.10	\$ 36.50
03/11/2019	Erin R McCormick	Review Agenda packages and prepare for Board of Supervisors meeting;	1.10	\$ 401.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
03/14/2019	Erin R McCormick	Mileage and tolls to Board meeting	\$ 17.50

**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
03/25/2019	10306
Terms	Service Through
	03/25/2019

Date Rec'd Dist Office MAR 26 2019
DM Approval Grant Phillips
Date Entered MAR 26 2019
Fund 001 GL 51400 CC 3107
Check # _____

Total Hours	13.40 hrs
Total Work	\$ 4,891.00
Total Expenses	\$ 17.50
Total Invoice Amount	\$ 4,908.50
Previous Balance	\$ 2,482.00
3/25/2019 Payment - Check Split Payment	(\$2,482.00)
Balance (Amount Due)	\$ 4,908.50



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;

lsrock@rizzetta.com

Invoice Date	Invoice Number
03/25/2019	10309
Terms	Service Through
	03/25/2019

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

Date	By	Services	Hours	Amount
02/28/2019	Erin R McCormick	Review of email from Brian Grady regarding scheduling meeting; review of BOCC Master Calendar for April and May; email to Rick Stevens and Scott Brizendine regarding above;	0.30	\$ 109.50
03/06/2019	Erin R McCormick	Prepare email to Rick Stevens regarding scheduling of hearing on Petition to contract CDD boundaries; receipt of email from Rick Stevens regarding above; email to Scott Brizendine regarding above; review of email from Scott Brizendine; email to Brian Grady and Nancy Takemori regarding scheduling hearing; [CLIENT COURTESY - NO CHARGE]	0.70	\$ 0.00
03/11/2019	Erin R McCormick	Review of comments from Nancy Takemori regarding Notice of Board hearing; review of location map;	0.30	\$ 109.50
03/14/2019	Erin R McCormick	Email to Vicky Robinson request modification of Location Map for BOCC hearing; email to Nancy Takemori regarding above; receipt of email from Brian Grady; receipt and review of revised Location Map from Vicky Robinson; prepare email to Nancy Takemori and transmit final draft ad and Location Map	0.80	\$ 292.00
03/19/2019	Erin R McCormick	Revise Notice of Local Hearing and email to Nancy Takemori and Brian Grady regarding above; email to Jen Budis regarding dates and notice to be published in newspaper;	0.30	\$ 109.50
03/20/2019	Erin R McCormick	Prepare email to Jennifer Budis with instructions for publication of Notice of Public Hearing to contract CDD Boundaries;	0.30	\$ 109.50
03/25/2019	Erin R McCormick	Email to Brian Grady regarding Staff Report for BOCC hearing;	0.10	\$ 36.50

Total Hours

2.80 hrs

**Waterset Central Community Development
District**

9428 Camden Field Parkway

Riverview, FL 33578

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

ispock@rizzetta.com

Invoice Date	Invoice Number
03/25/2019	10309
Terms	Service Through
	03/25/2019

Date Rec'd Dist Office MAR 26 2019
DM Approval Grant Phillips
Date Entered MAR 26 2019
Fund 001 GL 13105 CC
Check # _____

Total Work	\$ 766.50
Total Invoice Amount	\$ 766.50
Previous Balance	\$ 885.50
3/19/2019 Payment - Check Split Payment	(\$885.50)
Balance (Amount Due)	\$ 766.50



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
04/18/2019	10315
Terms	Service Through
	04/18/2019

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
03/14/2019	Erin R McCormick	Travel to and attend Board of Supervisors meeting; review meeting follow up memo from Grant Phillips; review of email from Kim Morales regarding basketball club	2.10	\$ 766.50
03/20/2019	Erin R McCormick	Review Financial Statements ended February 28, 2019; follow up with Grant Phillips and Joe Roethke regarding change order to LMP contract and new contract with Ballenger for irrigation maintenance; email to Grant Phillips and Joe Roethke regarding follow up on District Management Agreement;	0.80	\$ 292.00
03/21/2019	Erin R McCormick	Legislative research - review proposed Senate and House bills addressing requirements for public meetings, agenda and public comment and proposed criminal penalties and attorneys' fees for violations; and initial review of other proposed legislation affecting community development districts	0.70	\$ 255.50
03/25/2019	Erin R McCormick	Review of correspondence with District Engineer, meeting Agendas and meeting Minutes, and prepare email to Jamie Scarola regarding execution of Agreement and review response;	1.50	\$ 547.50
03/26/2019	Erin R McCormick	Review of email from Grant Phillips and respond to same; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
04/08/2019	Erin R McCormick	Review of Agenda for Waterset Central CDD meeting, notice of cancellation and emails from Rick Stevens and Grant Phillips regarding change order for landscape maintenance areas;	0.60	\$ 219.00
04/12/2019	Erin R McCormick	Prepare email to Jessica Mahoney regarding proposed Addendum for Professional Services and insurance endorsement and request information as to any comments; review of message from Jessica Mahoney; email to Joe Roethke and Grant Phillips; email to Jessica Mahoney; [CLIENT COURTESY - NO CHARGE]	0.90	\$ 0.00

**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
04/18/2019	10315
Terms	Service Through
	04/18/2019

04/15/2019	Erin R McCormick	Review of current Landscape Maintenance Contract with LMP; email to Grant Phillips, Joe Roethke, John Toborg and Jennifer Budis regarding removal of irrigation maintenance from LMP Contract and new contract for irrigation maintenance with Ballenger & Company; review email from Grant Phillips and respond to same; prepare Irrigation Maintenance Contract with Ballenger; review of Ballenger proposals for Phase 3 Amenity and Phase 5A-1;	2.90	\$ 1,058.50
04/17/2019	Erin R McCormick	Finalize Agreement for Irrigation Maintenance	1.00	\$ 365.00
04/18/2019	Erin R McCormick	Review of emails from Eric Dailey and Jessica Mahoney and respond to same; review of email from Eric Dailey and revised Addendum;	0.50	\$ 182.50

Total Hours	11.10 hrs
Total Work	\$ 3,686.50
Total Invoice Amount	\$ 3,686.50
Previous Balance	\$ 4,908.50
4/8/2019 Payment - Check Split Payment	(\$4,908.50)
Balance (Amount Due)	\$ 3,686.50

APR 18 2019

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

D/M approval Grant Phillips Date 4-25-2019

Date entered APR 19 2019

Fund 001 GL 51400 OC 3107

Check # _____



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
04/18/2019	10316
Terms	Service Through
	04/18/2019

In Reference To: Petition to Contract CDD Boundaries (Work)				
Date	By	Services	Hours	Amount
04/04/2019	Erin R McCormick	Review of email from Jen Budis and review of proof for ad to run for Waterset Central CDD; email to Jen Budis regarding above; email to Nancy Takemori and Brian Grady regarding ad and Staff Report;	0.60	\$ 219.00
04/11/2019	Erin R McCormick	Review of published notice for upcoming BOCC hearing;	0.20	\$ 73.00

Total Hours	0.80 hrs
Total Work	\$ 292.00
Total Invoice Amount	\$ 292.00
Previous Balance	\$ 766.50
4/8/2019 Payment - Check Split Payment	(\$766.50)
Balance (Amount Due)	\$ 292.00

Date Rec'd Rizzetta & Co., Inc. APR 18 2019
D/M approval Grant Phillips Date 4-25-2019
Date entered APR 19 2019
Fund 001 GL 13105 OC
Check #

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 04/09/19
Payable to Esther Torres
Address: 6518 Salt Creek Ave
Apollo Beach, Fl 33572
Description: Rental Deposit Refund
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001- 20205

Approved by:

Ann M Caley Chevalier

Date Rec'd Rizzetta & Co., Inc. APR 18 2019

D/M approval Grant Phillips Date 4-25-2019

Date entered APR 19 2019

Fund 001 GL 20205 OC _____

Check # _____

**WATERSET CENTRAL CDD
SUPERVISOR PAY REQUEST**

Meeting Date: March 14, 2019

Name of Board Supervisor	Check if present	Check if paid
Rick Stevens *	<input checked="" type="checkbox"/>	
Aaron Baker*	<input checked="" type="checkbox"/>	
Pete Williams	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lynda McMorrow*	<input checked="" type="checkbox"/>	

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00 AM
Meeting End Time:	9:42 AM
Total Meeting Time:	42 min

Time Over _____ () Hours:

Total at \$175 per Hour:

APR 12 2019


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

D/M approval Grant Phillips Date 4-17-2019

Date entered **APR 16 2019**

Fund 001 GL 51100 OC 1101

Check # _____

DM Signature: 

Please forward copy to Tiffany Judd for BOS payment and
to Marcia Eannetta for extended meeting hours.

Invoice

Waterset Central CDD
Accounts Payable
9824 Camden Field Pky
Riverview, FL 33578-0000

Billing Group #:	39057
Invoice Date:	December 12, 2018
Invoice #:	264476ES
Due Date:	January 04, 2019
Current Charges:	\$370.09
Last Payment:	
Payment Date:	
Prior Balance Due:	\$0.00
Total Amount Due:	\$370.09

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	10/29/18 - 11/28/18	651.60	\$282.14
Fuel	10/29/18 - 11/28/18	18.49	\$8.01
Commodity Charges Sub Total:		670.09	\$290.15
Transportation			\$49.78
Transportation Charges Sub Total:			\$49.78
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$345.88
Sales Taxes			\$24.21
Taxes Sub Total:			\$24.21
Total Current Charges:			\$370.09

Date Rec'd Rizzetta & Co., **APR - 9 2019**
D/M approved Grant Phillips Date 4-12-2019
Date entered **APR - 9 2019**
Fund 001 GL 53200 OC 4304
Check # _____

Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39057	Waterset Central CDD
Invoice Date:	December 12, 2018	Accounts Payable
Invoice #:	264476ES	9824 Camden Field Pky
Due Date:	January 04, 2019	Riverview, FL 33578-0000
Current Charges:	\$370.09	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$0.00	
Total Amount Due:	\$370.09	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank:	Wells Fargo Bank Atlanta GA
ABA #:	121000248
Acct Name:	Florida Natural Gas
Account #:	2000036933330

Mail Payment To:

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 264476ES

Account Detail

Service Address: 7281 Paradiso Drive - Pool Heaters

City, State: Apollo Beach, FL

Utility: TECO - Peoples Gas

Utility Account #: 221003734730

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	10/29/18 - 11/28/18	651.60	\$0.4330	\$282.14
Fuel	10/29/18 - 11/28/18	18.49	\$0.4330	\$8.01
Totals:		670.09		\$290.15

Transportation Charges

Description	Units	Price	Cost
Transportation	651.60	\$0.0764	\$49.78
Totals:			\$49.78

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax	\$20.75
Hillsborough County Tax	\$3.46
Totals:	\$24.21

Total Account Charges: \$370.09

Invoice

Waterset Central CDD
Accounts Payable
9824 Camden Field Pky
Riverview, FL 33578-0000

Date Rec'd Rizzetta & Co., Inc. **APR - 9 2019**

D/M approved Grant Phillips Date **4-12-2019**

Date entered **APR - 9 2019**

Fund 001 GL 53200 OC 4304

Check # _____

Billing Group #:	39057
Invoice Date:	January 07, 2019
Invoice #:	267519ES
Due Date:	January 30, 2019
Current Charges:	\$1,045.10
Last Payment:	
Payment Date:	
Prior Balance Due:	\$370.09
Total Amount Due:	\$1,415.19

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	11/28/18 - 12/28/18	1,411.20	\$829.79
Fuel	11/28/18 - 12/28/18	40.05	\$23.55
Commodity Charges Sub Total:		1,451.25	\$853.34
Transportation			\$108.10
Transportation Charges Sub Total:			\$108.10
Customer Charge			\$5.95
Finance Charge			\$10.00
Miscellaneous Charges Sub Total:			\$15.95
Pre-Tax Sub Total:			\$977.39
Sales Taxes			\$67.71
Taxes Sub Total:			\$67.71
Total Current Charges:			\$1,045.10
Prior Balance Due:			\$370.09
Total Amount Due:			\$1,415.19

Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39057	Waterset Central CDD
Invoice Date:	January 07, 2019	Accounts Payable
Invoice #:	267519ES	9824 Camden Field Pky
Due Date:	January 30, 2019	Riverview, FL 33578-0000
Current Charges:	\$1,045.10	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$370.09	
Total Amount Due:	\$1,415.19	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank:	Wells Fargo Bank Atlanta GA
ABA #:	121000248
Acct Name:	Florida Natural Gas
Account #:	2000036933330

Mail Payment To:

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 267519ES

Account Detail

Service Address: 7281 Paradiso Drive - Pool Heaters **City, State:** Apollo Beach, FL
Utility: TECO - Peoples Gas **Utility Account #:** 221003734730

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	11/28/18 - 12/28/18	1,411.20	\$0.5880	\$829.79
Fuel	11/28/18 - 12/28/18	40.05	\$0.5880	\$23.55
Totals:		1,451.25		\$853.34

Transportation Charges

Description	Units	Price	Cost
Transportation	1,411.20	\$0.0766	\$108.10
Totals:			\$108.10

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax	\$58.04
Hillsborough County Tax	\$9.67
Totals:	\$67.71

Total Account Charges: \$1,035.10

Invoice

Waterset Central CDD
Accounts Payable
9824 Camden Field Pky
Riverview, FL 33578-0000

Date Rec'd Rizzetta & Co., Inc. **APR - 9 2019**
D/M approval Grant Phillips Date **4-12-2019**
Date entered **APR - 9 2019**
Fund 001 GL 53200 OC 4304
Check # _____

Billing Group #: 39057
Invoice Date: February 05, 2019
Invoice #: 272217ES
Due Date: February 28, 2019
Current Charges: \$1,068.89
Last Payment: _____
Payment Date: _____
Prior Balance Due: \$1,415.19
Total Amount Due: \$2,484.08

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	12/28/18 - 01/29/19	1,711.80	\$813.11
Fuel	12/28/18 - 01/29/19	48.59	\$23.08
Commodity Charges Sub Total:		1,760.39	\$836.19
Transportation			\$137.12
Transportation Charges Sub Total:			\$137.12
Customer Charge			\$5.95
Finance Charge			\$21.08
Miscellaneous Charges Sub Total:			\$27.03
Pre-Tax Sub Total:			\$1,000.34
Sales Taxes			\$68.55
Taxes Sub Total:			\$68.55
Total Current Charges:			\$1,068.89
Prior Balance Due:			\$1,415.19
Total Amount Due:			\$2,484.08

Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #: 39057
Invoice Date: February 05, 2019
Invoice #: 272217ES
Due Date: February 28, 2019
Current Charges: \$1,068.89
Last Payment: _____
Payment Date: _____
Prior Balance Due: \$1,415.19
Total Amount Due: \$2,484.08
Amount Paid: _____

Waterset Central CDD
Accounts Payable
9824 Camden Field Pky
Riverview, FL 33578-0000

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA
ABA #: 121000248
Acct Name: Florida Natural Gas
Account #: 2000036933330

Mail Payment To:
Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 272217ES

Account Detail

Service Address: 7281 Paradiso Drive - Pool Heaters
City, State: Apollo Beach, FL
Utility: TECO - Peoples Gas
Utility Account #: 221003734730

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	12/28/18 - 01/29/19	1,711.80	\$0.4750	\$813.11
Fuel	12/28/18 - 01/29/19	48.59	\$0.4750	\$23.08
Totals:		1,760.39		\$836.19

Transportation Charges

Description	Units	Price	Cost
Transportation	1,711.80	\$0.0801	\$137.12
Totals:			\$137.12


Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax	\$58.76
Hillsborough County Tax	\$9.79
Totals:	\$68.55

Total Account Charges: \$1,047.81

 **Florida Natural Gas**
P.O. Box 934726
Atlanta, GA 31193-4726

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

Waterset Central CDD
Accounts Payable
9824 Camden Field Pky
Riverview, FL 33578-0000

Date Rec'd Rizzetta & Co., Inc. APR - 9 2019
D/M approval Grant Phillips Date 4-12-2019
Date entered APR - 9 2019
Fund 001 GL 532000C 4304
Check # _____

Billing Group #: 39057
Invoice Date: March 06, 2019
Invoice #: 277177ES
Due Date: March 29, 2019
Current Charges: \$526.24
Last Payment: _____
Payment Date: _____
Prior Balance Due: \$2,484.08
Total Amount Due: \$3,010.32

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	01/29/19 - 02/27/19	911.80	\$367.46
Fuel	01/29/19 - 02/27/19	25.88	\$10.43
Commodity Charges Sub Total:		937.68	\$377.89
Transportation			\$73.58
Transportation Charges Sub Total:			\$73.58
Customer Charge			\$5.95
Finance Charge			\$36.80
Miscellaneous Charges Sub Total:			\$42.75
Pre-Tax Sub Total:			\$494.22
Sales Taxes			\$32.02
Taxes Sub Total:			\$32.02
Total Current Charges:			\$526.24
Prior Balance Due:			\$2,484.08
Total Amount Due:			\$3,010.32

Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #: 39057
Invoice Date: March 06, 2019
Invoice #: 277177ES
Due Date: March 29, 2019
Current Charges: \$526.24
Last Payment: _____
Payment Date: _____
Prior Balance Due: \$2,484.08
Total Amount Due: \$3,010.32
Amount Paid: _____

Waterset Central CDD
Accounts Payable
9824 Camden Field Pky
Riverview, FL 33578-0000

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA
ABA #: 121000248
Acct Name: Florida Natural Gas
Account #: 2000036933330

Mail Payment To:

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 277177ES

Account Detail

Service Address:	7281 Paradiso Drive - Pool Heaters	City, State:	Apollo Beach, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221003734730

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	01/29/19 - 02/27/19	911.80	\$0.4030	\$367.46
Fuel	01/29/19 - 02/27/19	25.88	\$0.4030	\$10.43
Totals:		937.68		\$377.89

Transportation Charges

Description	Units	Price	Cost
Transportation	911.80	\$0.0807	\$73.58
Totals:			\$73.58

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax	\$27.45
Hillsborough County Tax	\$4.57
Totals:	\$32.02

Total Account Charges: \$489.44

Invoice

Waterset Central CDD
Accounts Payable
9428 Camden Field Pky
Riverview, FL 33578-0000

Date Rec'd Rizzetta & Co., Inc. **APR - 9 2019**
D/M approval *Grant Phillips* Date **4-12-2019**
Date entered **APR - 9 2019**
Fund 001 GL 532000C 4304
Check # _____

Billing Group #:	39057
Invoice Date:	April 04, 2019
Invoice #:	280838ES
Due Date:	April 29, 2019
Current Charges:	\$499.78
Last Payment:	
Payment Date:	
Prior Balance Due:	\$3,010.32
Total Amount Due:	\$3,510.10

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	02/27/19 - 03/28/19	864.10	\$341.32
Fuel	02/27/19 - 03/28/19	24.53	\$9.69
Commodity Charges Sub Total:		888.63	\$351.01
Transportation			\$68.87
Transportation Charges Sub Total:			\$68.87
Customer Charge			\$5.95
Finance Charge			\$44.14
Miscellaneous Charges Sub Total:			\$50.09
Pre-Tax Sub Total:			\$469.97
Sales Taxes			\$29.81
Taxes Sub Total:			\$29.81
Total Current Charges:			\$499.78
Prior Balance Due:			\$3,010.32
Total Amount Due:			\$3,510.10

Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39057	Waterset Central CDD
Invoice Date:	April 04, 2019	Accounts Payable
Invoice #:	280838ES	9428 Camden Field Pky
Due Date:	April 29, 2019	Riverview, FL 33578-0000
Current Charges:	\$499.78	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$3,010.32	
Total Amount Due:	\$3,510.10	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank:	Wells Fargo Bank Atlanta GA
ABA #:	121000248
Acct Name:	Florida Natural Gas
Account #:	2000036933330

Mail Payment To:

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 280838ES

Account Detail

Service Address: 7281 Paradiso Drive - Pool Heaters

City, State: Apollo Beach, FL

Utility: TECO - Peoples Gas

Utility Account #: 221003734730

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	02/27/19 - 03/28/19	864.10	\$0.3950	\$341.32
Fuel	02/27/19 - 03/28/19	24.53	\$0.3950	\$9.69
Totals:		888.63		\$351.01

Transportation Charges

Description	Units	Price	Cost
Transportation	864.10	\$0.0797	\$68.87
Totals:			\$68.87

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax	\$25.55
Hillsborough County Tax	\$4.26
Totals:	\$29.81

Total Account Charges: \$455.64

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$100.00
Date: 3/21/2019
Payable to: Jeffrey Ramer
Address: 6806 Ebb Tide Ave.
Apollo Beach, FL 33572
Description: Rental Deposit Refund for alcohol
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001- 20205

Approved by:



Date Rec'd Rizzetta & Co., Inc. **MAR 29 2019**
D/M approval Grant Phillips Date 4-2-2-2019
Date entered **APR 01 2019**
Fund 001 GL 20205 OC
Check # _____

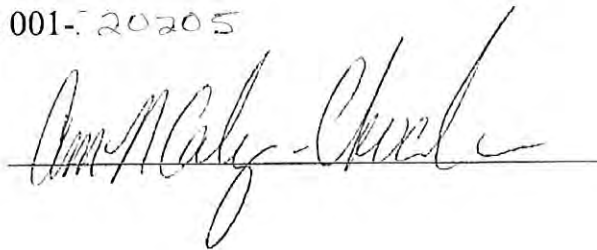
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$100.00
Date: 03/25/19
Payable to: Kimberly L Wacaser
Address: 6718 Park Strand Dr
Apollo Beach Fl 33572
Description: Rental Deposit Refund
Minus 100.00 alcohol deposit
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001- 20205

Approved by:



Date Rec'd Rizzetta & Co., Inc. **MAR 29 2019**
DM approval Grant Phillips Date 4-2-2019
Date entered **APR 01 2019**
Fund 001 GL 20205 OC
Check # _____

IMP Landscape
Maintenance
Professionals, Inc.SM
PO Box 267
Seffner, FL 33583

Invoice

Date	Invoice #
4/1/2019	142289

813-757-6500
813-757-6501

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 April 2019

Description	Qty	Rate	Amount
Monthly Ground Maintenance <div style="text-align: right;">MAR 21 2019</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>3-27-2019</u> MAR 22 2019 Date entered _____ Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	2,805.00	2,805.00
Total			\$2,805.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	5/1/2019	Balance Due
			\$0.00
			\$2,805.00



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/30/2019	142658

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
Irrigation repair completed on 3-29-2019 Labor: 1 man @ \$ 45.00 per hour Replace faulty sensor decoder under warranty. <div>APR 08 2019 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>4-25-2019</u> APR 19 2019 Date entered _____ Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # _____</div>	0.5	45.00	22.50

Controller 3H		Total	\$22.50
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	4/29/2019	Balance Due \$22.50

Irrigation Service Proposal Request

Property: *Water set Central*

DATE *3/29/19*

Location

Controller 3H

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # _____

Description of Work to be performed:

Install sensor decoder - Warranty

Materials needed :

1 Decoder

0.5 HRS

Foreman: *Doug*

Manager

Date Completed *3/29/19*

Total Man Hours

Inspected by

Date

Special Tools Needed:



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/30/2019	142680

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
Celebration Bermuda fertilizer	1	150.00	150.00
Ornamental fertilizer	1	1,070.00	1,070.00
Palm Fertilizer	1	1,040.00	1,040.00
<p style="text-align: right;">APR 08 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>4-17-2019</u></p> <p>Date entered <u>APR 16 2019</u></p> <p>Fund <u>001</u> GL <u>5390</u> OC <u>4604</u></p> <p>Check # _____</p>			

		Total	\$2,260.00
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	4/29/2019	Balance Due

\$2,260.00



Description	Qty	Rate	Amount
Pest Control APR 08 2019 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>4-25-2019</u> Date entered <u>APR 19 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	165.00	165.00
March 2019		Total	\$165.00
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	4/29/2019	Balance Due \$165.00



Landscape
Maintenance
Professionals, Inc.

Location: Waterset Central

Date 3-1-18

Veh# 48
Tlr#

TECHNICIAN: ~~Chris~~ Randy Marquez
HELPER: ~~Chris~~
AIR TEMP 65° WIND SPEED/DIRECTION 8 ESE PRECIP% 0
ARRIVE: 7:40 Am
DEPART: 2:45 Pm

INSTRUCTIONS/ TECHNICIAN NOTE(S):
☐ Incomplete ☐ Complete
~~From~~ From Covington Stone to Milestone.
Right Side Done and middle island
needed to be complete next visit.
Tur-F and Tur-W Treatment.

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
Diesmiss	30	120		Zoysia	Exmark	
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
Humic	15 gal	120		Zoysia	Exmark	
16-0-16	100			Bermuda	Exmark	
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

TECHNICIAN: **Cristobal Delacruz** AIR TEMP: **60** WIND SPEED/ DIRECTION: **9 mph N** PRECIP%: **50%** ARRIVE: **8:15 AM**
 HELPER: **Randy Lopez** DEPART: **3:50 PM**

INSTRUCTIONS/ TECHNICIAN NOTE(S): ☐ Incomplete ☐ Complete

*Raining start at 8:40 AM stop at 12:10 PM
 Second Club house on Parkshore
 treated for fungus on St. Augustine*

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
Pillar G	30	-	-	St. Augustine	HTS	
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
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



Landscape
Maintenance
Professionals, Inc.

Location: WATERSET CENTRAL

Date 3-21-19

Veh#

102

Tlr#

TECHNICIAN: Devan Pascluta

HELPER:

AIR TEMP

WIND SPEED, DIRECTION

PRECIP%

ARRIVE:

DEPART:

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Incomplete

☒ Complete

Fusile Clubhouse Pool Area

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
<u>8-10-10</u>	<u>200</u>			<u>ORANGE TREES / Palms</u>	<u>H/H</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

TECHNICIAN: Carlos Gomez

AIR TEMP
WIND SPEED/ DIRECTION
PRECIP%
ARRIVE:
HELPER: Jose Rios

DEPART:
INSTRUCTIONS/ TECHNICIAN NOTE(S):
☐ Incomplete

☐ Complete

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

Apply 8-2-12 palm fert

Apply 8-10-10 ornamental fert

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./ <u>(LBS)</u>	GALLONS	SQFT	TARGET	Method	Flow Rate
8-10-10	580			ornamental fert	Hand Sprinkler	
8-2-12	520			Palm fert	Hand Sprinkler	
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. # JF159948

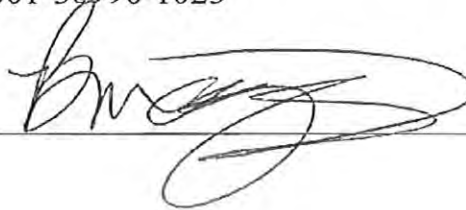
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 4/1/2019
Payable to: Loida Deynes Roldan
Address: 7321 Paradiso Dr.
Apollo Beach, FL 33572
Description: Rental Deposit Refund for alcohol
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001-36990-1025

Approved by:



Date Rec'd Rizzetta & Co., Inc. APR - 1 2019

D/M approval Grant Phillips Date 4-17-2019

Date entered APR 16 2019

Fund 001 GL 36900 OC 1025

Check # _____

Meadow Sales and Marketing Inc.

Invoice3828 Newhaven Lake Drive
Wellington, FL 33449

DATE	INVOICE #
3/2/2019	2019-178

BILL TO
WATERSET CDD NORTH & CENTRAL C/O RIZZETTA 309.40 591.93 7281 PARADISO DRIVE APOLLO BEACH, FL. 33572 ATTN: B. MAZZONI

SHIP TO
WATERSET CDD C/O RIZZETTA 7281 PARADISO DRIVE APOLLO BEACH, FL. 33572

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			3/2/2019			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
	DIGITIZING	CREATION AND DESIGN OF DIGITIZING FOR EMBROIDERY OF LOGO	50.00	50.00
18	L469	LADIES DRI-MESH V NECK KNIT SHIRT WITH WATERSET LOGO EMBROIDERY	21.00	378.00
		BLACK 3 MEDIUM 6 EXTRA LARGE		
		ROYAL 3 MEDIUM 6 EXTRA LARGE		
18	T474	SPORT TEK DRI MESH POLO WITH WATERSET LOGO EMBROIDERY	24.00	432.00
		BLACK 3 LARGE 3 EXTRA LARGE		
		ROYAL 6 LARGE 6 EXTRA LARGE		
	FREIGHT	FREIGHT FROM WAREHOUSE TO EMBROIDERER	22.18	22.18
	FREIGHT	FREIGHT FROM EMBROIDERER TO WATERSET OFFICE IN APOLLO BEACH	19.15	19.15
	SALES TAX	SALES TAX @ 7% THIS ACCOUNT IS TAX EXEMPT		
Date Rec'd Rizzetta & Co., Inc. APR - 9 2019 D/M approval <i>Grant Phillips</i> Date 4-17-2019 Date entered APR 16 2019				

INVOICE SENT

Fund 001 GL 59200 OC 4735**Total**

\$901.33

Check # _____



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 Paradise Drive
Apollo Beach, FL 33572

Date: 4/10/19

Account Number: 12545

Invoice Number: 174590

Previous Balance: \$0.00

Commercial General Pests \$85.00

Sales Tax: \$0.00

Service Amount: \$85.00

Check / Cash: N

Technician(s): W. L. S. W.

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 type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input checked="" 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	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: _____

APR 12 2019

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

D/M approval Grant Phillips Date 4-17-2019

Date entered APR 16 2019

Fund 001 GL 57200 OC 4616

Check # _____



AIR CONDITIONING & HEATING, INC.

1048 E Oleander Street
Lakeland, FL 33801-2012
Phone/Fax 863-686-6163 / 863-686-6161

Invoice

Date
03/21/19Invoice #
C16274

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 #

Salesman 70455-Adam Ogg

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

SERVICES PROVIDED

PM - COMMERCIAL - INVOICED

Qty: 1 Preventative Maintenance

Contract Bill Amount

CONTRACT# 252995-18 EXPIRATION DATE: 11/30/19

Preventive Maintenance Billing

RECEIVED
MAR 28 2019

356.00

BY:

	SUB TOTAL	356.00
	SALES TAX	0.00
	TOTAL \$	356.00

Date Rec'd Rizzetta & Co., Inc. MAR 28 2019

D/M approval Grant Phillips Date 4-2-2019Date entered APR 01 2019Fund 001 GL 57200 OC 4620

Check # _____



AIR CONDITIONING & HEATING, INC.

1048 E Oleander Street
Lakeland, FL 33801-2012
Phone/Fax 863-686-6163 / 863-686-6161

Invoice

Date
03/21/19

Invoice #
632448
Page 1 of 1

Bill to # 26507

Waterset Central CDD

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

Phone: 813-677-2114

Service Location # 252995

Waterset Central CDD

7281 Paradiso Drive

Apollo Beach, FL 33572

Phone: 813-677-2114

Terms Net 30

PO #

Call # 632448

Salesman 70455-Adam Ogg

Description		Amount
SERVICES PROVIDED		
PM - COMMERCIAL - INVOICED		
*** Time & Material		
Labor	Hours Labor Type	
Labor	1.3300 Regular	.00
*** Time & Material		
Material	Quantity Description	
101900	3.0000 FILTER PLEAT 19 3/4X21 1/2X1 (BIN: 1" SPCL)	.00

WORK DESCRIPTION

[[Tech #78985 Jose Ulloha Service Date: 03/21/2019]] changed filters on all units. Cleaned washable filters in mini split.

	SUB TOTAL	0.00
	SALES TAX	0.00
	TOTAL \$	0.00



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

INVOICE

DATE

3/12/2019

3/12/2019

INVOICE #

0000038568

CUST #

0006822

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

Fax

P.O. NUMBER		TERMS	SALES PERSON	
		COD	Tom Seddon	
QUAN	Part #	DESCRIPTION	PRICE EACH	AMOUNT
1.00		Service Description - Service system number 2, AHU number 2, found emergency Pan full of water, empty Pan, vacuum out drain line trap and Pan, vacuum out line near condense units at ground level, start unit check cooling operations found charge to specs, found thermostat set at 68 degrees reconfigure for a minimum of 70 to prevent unit from freezing.		
1.00		Trip Charge Commercial Standard	75.00	75.00
1.00	CCLC0270030	Clear Large Amount Of Water From Condensate Overflow Pan	156.25	156.25
<p>Thank you for your business!</p> <p>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.</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>MAR 25 2019</u></p> <p>D/M approval <u>Grant Phillips</u> Date <u>4-2-2019</u></p> <p>Date entered <u>MAR 26 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4620</u></p> <p>Signature here: _____ Thank You!</p> <p>Check # _____ I agree with the services performed and technician recommendations</p>				
Dispatch Number :		93864	\$231.25	
Maintenance Agreement				
Dispatch Technician		Tom Seddon	TOTAL AMOUNT DUE TODAY	
Recieved By		KKELLEY	Date Dispatch Recieved	3/12/2019
Equipment:				
Filter Size(s)		RA/SA Delta T		
A Company Where Honesty and Quality Work Hand in Hand				



PO Box 271647
Tampa FL 33688-164747

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

Account Number	3-0696-0036370
Invoice Number	0696-000793331
Invoice Date	March 17, 2019
Previous Balance	\$166.93
Payments/Adjustments	-\$166.93
Current Invoice Charges	\$168.00

Total Amount Due	Payment Due Date
\$168.00	April 06, 2019

PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 03/13	1191	-\$166.93

CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Pickup Service 04/01-04/30			\$82.00	\$82.00
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal:METRO: SINGLE STREAM-FEL				
Recycling Service 04/01-04/30			\$40.00	\$40.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$40.05
CURRENT INVOICE CHARGES				\$168.00

DM Approval Grant Phillips

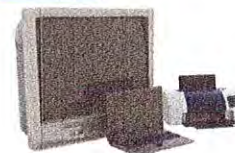
Date Entered MAR 26 2019

Fund 001 GL 53400 CC 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



PO Box 271647
Tampa FL 33688-164747

**Please Return This
Portion With Payment**

Total Enclosed

Address Service Requested

L2RCACDTQH 001972



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

Total Amount Due	\$168.00
Payment Due Date	April 06, 2019
Account Number	3-0696-0036370
Invoice Number	0696-000793331

Make Checks Payable To:

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

30696003637000000007933310000168000000168004

L2RCACDTQH 001972 1NNNNNNNNNN NNN NNN 001 001 003951 21111236.

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

Invoice

Date	Invoice #
4/1/2019	INV0000039675

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of		Terms		Client Number	
April		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>APR 01 2019</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>Grant Phillips</u> Date <u>4-2-2019</u></div> <div>Date entered <u>APR 01 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 #
4/1/2019	INV0000004234

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

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

Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: right;">APR 01 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>4-2-2019</u></p> <p>Date entered <u>APR 01 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
Subtotal			\$175.00
Total			\$175.00

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
4/1/2019	5225

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

P.O. No.	Terms	Project
April 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>APR 04 2019 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>4-12-2019</u> APR 05 2019 Date entered _____ 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.		Total	\$1,850.00

Phone #

(727) 271-1395

RECEIVED
APR - 4 2019

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

BY:

Statement Date: 04/01/2019
Account: 221003491596

Current month's charges: \$7,563.77
Total amount due: -\$8.79
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	\$2,347.75
Payment(s) Received Since Last Statement	-\$9,709.94
Miscellaneous Credits	-\$210.37
Credit balance after payments and credits	-\$7,572.56
Current Month's Charges	\$7,563.77
Total Amount Due	-\$8.79

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 or call **877 SURGE 22** to learn more and sign up.

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.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003491596

Current month's charges: \$7,563.77
Total amount due: -\$8.79
CREDIT - DO NOT PAY

Amount Enclosed \$
600000177753

00003210 02 AB 0 40 33544 FTECO104011923293110 00000 03 01000000 006 04 17655 004

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

60000017775322100349159600000000008792

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 ChoicesSM – 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 EnergySM – 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 SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 para ver esta información en español.

REVISED INVOICE

tampaelectric.com



Account: 221003491596
Statement Date: 04/01/2019
Current month's charges due **DO NOT PAY**

RECEIVED
APR - 4 2019

Details of Charges – Service from 12/01/2018 to 12/31/2018

BY:

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
C19736	12/05/2018	70,117 (Estimated)		67,622		2,495 kWh	1	5 Days
C16057	12/31/2018	9,443		0		9,443 kWh	1	26 Days
C16057	12/31/2018	17.23		0		17.23 kW	1	26 Days

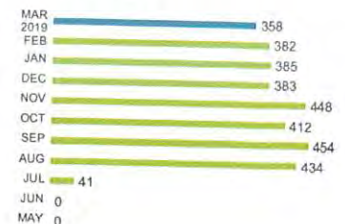
Basic Service Charge		\$30.24
Demand Charge	17 kW @ \$10.59000/kW	\$150.99
Energy Charge	11,938 kWh @ \$0.01596/kWh	\$190.53
Fuel Charge	11,938 kWh @ \$0.02719/kWh	\$324.59
Capacity Charge	17 kW @ \$0.32000/kW	\$4.56
Energy Conservation Charge	17 kW @ \$1.17000/kW	\$16.68
Environmental Cost Recovery	11,938 kWh @ \$0.00220/kWh	\$26.26
Florida Gross Receipt Tax		\$19.07
Electric Service Cost		\$762.92
State Tax		\$60.66

Total Electric Cost, Local Fees and Taxes

\$823.58

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

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

Billing information continues on next page

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

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
Electric Service Cost					\$799.42
State Tax					\$75.55
Total Electric Cost, Local Fees and Taxes					\$874.97

Details of Charges – Service from 01/31/2019 to 03/01/2019

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
Electric Service Cost					\$728.10
State Tax					\$68.81
Total Electric Cost, Local Fees and Taxes					\$796.91

Details of Charges – Service from 11/29/2018 to 12/31/2018

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C55591	12/05/2018	52,347 (Estimated)		50,760		1,587 kWh	1	7 Days
C16276	12/31/2018	3,652		0		3,652 kWh	1	26 Days
C16276	12/31/2018	16.49		0		16.49 kW	1	26 Days

Tampa Electric Usage History

Basic Service Charge					\$30.24
Demand Charge	16 kW @ \$10.59000/kW				\$133.50
Energy Charge	5,239 kWh @ \$0.01596/kWh				\$83.61
Fuel Charge	5,239 kWh @ \$0.02719/kWh				\$142.45
Capacity Charge	16 kW @ \$0.32000/kW				\$4.03
Energy Conservation Charge	16 kW @ \$1.17000/kW				\$14.75
Environmental Cost Recovery	5,239 kWh @ \$0.00220/kWh				\$11.53
Florida Gross Receipt Tax					\$10.77

Kilowatt-Hours Per Day
(Average)

Billing information continues on next page

Details of Charges – Service from 11/29/2018 to 12/31/2018 *continued*

Electric Service Cost

State Tax

\$430.88

Total Electric Cost, Local Fees and Taxes

\$34.26

RECEIVED
APR - 4 2019
\$465.14
BY:

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

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

Basic Service Charge

Demand Charge

Energy Charge

Fuel Charge

Capacity Charge

Energy Conservation Charge

Environmental Cost Recovery

Florida Gross Receipt Tax

Electric Service Cost

State Tax

Total Electric Cost, Local Fees and Taxes

\$30.24

20 kW @ \$10.59000/kW \$211.80

5,252 kWh @ \$0.01596/kWh \$83.82

5,252 kWh @ \$0.02719/kWh \$142.80

20 kW @ \$0.32000/kW \$6.40

20 kW @ \$1.17000/kW \$23.40

5,252 kWh @ \$0.00220/kWh \$11.55

\$13.08

\$523.09

\$49.43

\$572.52

Details of Charges – Service from 01/31/2019 to 03/01/2019

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

Basic Service Charge

Demand Charge

Energy Charge

Fuel Charge

Capacity Charge

Energy Conservation Charge

Environmental Cost Recovery

Florida Gross Receipt Tax

Electric Service Cost

State Tax

Total Electric Cost, Local Fees and Taxes

\$30.24

20 kW @ \$10.59000/kW \$211.80

5,727 kWh @ \$0.01596/kWh \$91.40

5,727 kWh @ \$0.02719/kWh \$155.72

20 kW @ \$0.32000/kW \$6.40

20 kW @ \$1.17000/kW \$23.40

5,727 kWh @ \$0.00220/kWh \$12.60

\$13.63

\$545.19

\$51.52

\$596.71

Details of Charges – Service from 11/29/2018 to 12/28/2018

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

Rate Schedule: Lighting Service

Billing information continues on next page

Details of Charges – Service from 11/29/2018 to 12/28/2018 *continued*

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

Lighting Energy Charge	647 kWh @ \$0.02930/kWh	\$18.96
Fixture & Maintenance Charge	28 Fixtures	\$418.04
Lighting Pole / Wire	28 Poles	\$588.49
Lighting Fuel Charge	647 kWh @ \$0.02691/kWh	\$17.41
Florida Gross Receipt Tax		\$0.93
State Tax		\$73.43
		\$1,117.26

Lighting Charges

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

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
		\$1,158.34

Lighting Charges

Details of Charges – Service from 01/30/2019 to 02/27/2019

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
		\$1,158.34

Lighting Charges

Total Current Month's Charges

\$7,563.77

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.	- \$29.37
Interest for Cash Security Deposit - Electric	

Total Current Month's Credits

-\$210.37

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.

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Adjusted Bill

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

00003210-0007288-Page 7 of 8



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 when 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.

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 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 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 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:	1.59¢ per kWh
Fuel Charge:	3.22¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.22¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.49¢ per kWh
Fuel Charge:	3.22¢ per kWh
Capacity Charge:	(0.007)¢ per kWh
Energy Conservation Charge:	0.27¢ per kWh
Environmental Charge:	0.22¢ 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
	On-Peak Off-Peak
Energy Charge:	2.92¢ (¢ per kWh) 1.05¢ (¢ per kWh)
Fuel Charge:	3.41¢ (¢ per kWh) 3.14¢ (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.22¢ (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.52¢ per kWh
Fuel Charge:	3.19¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.21¢ 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
	On-Peak Off-Peak
Energy Charge:	2.52¢ (¢ per kWh) 2.52¢ (¢ per kWh)
Fuel Charge:	3.37¢ (¢ per kWh) 3.11¢ (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.21¢ 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.

RECEIVED
APR - 8 2019

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

BY:

Statement Date: 04/03/2019
Account: 221003491596

Current month's charges:	\$4,041.02
Total amount due:	\$4,032.23
Payment Due By:	04/24/2019

Your Account Summary

Previous Amount Due	-\$8.79
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$8.79
Current Month's Charges	\$4,041.02
Total Amount Due	\$4,032.23

Date Rec'd Rizzetta & Co., Inc.

D/M approval *Grant Phillips* Date 4-17-2019

APR 16 2019

Date entered

Fund 001 GL 53100 OC 4301 = 537.15

4304 = 1037.49

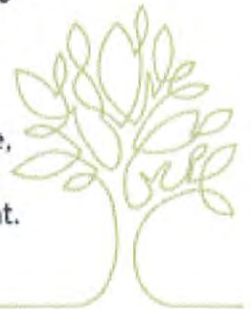
Check # 4307 = 2466.38 - <8.79> = 2457.59

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

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tampaelectric.com/paperless

Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



CALL



WAIT two business days



Start DIGGING!

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:	\$4,041.02
Total amount due:	\$4,032.23
Payment Due By:	04/24/2019

Amount Enclosed \$

66372877740

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 para ver esta información en español.

Account: 221003491596
 Statement Date: 04/03/2019
 Current month's charges due 04/24/2019



Details of Charges – Service from 03/02/2019 to 03/29/2019

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

Rate Schedule: General Service Demand - Standard

Meter Location: POOL

00000043-0000452- Page 5 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	03/29/2019	42,841		31,627		11,214 kWh	1	28 Days
C16057	03/29/2019	28.01		0		28.01 kW	1	28 Days

Basic Service Charge		\$30.24
Demand Charge	28 kW @ \$10.59000/kW	\$296.52
Energy Charge	11,214 kWh @ \$0.01596/kWh	\$178.98
Fuel Charge	11,214 kWh @ \$0.03227/kWh	\$361.88
Capacity Charge	28 kW @ -\$0.03000/kW	-\$0.84
Energy Conservation Charge	28 kW @ \$1.17000/kW	\$32.76
Environmental Cost Recovery	11,214 kWh @ \$0.00220/kWh	\$24.67
Florida Gross Receipt Tax		\$23.70
Electric Service Cost		\$947.91
State Tax		\$89.58

Total Electric Cost, Local Fees and Taxes

\$1,037.49

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Details of Charges – Service from 03/02/2019 to 03/29/2019

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16276	03/29/2019	19,333		14,631		4,702 kWh	1	28 Days
C16276	03/29/2019	17.7		0		17.7 kW	1	28 Days

Details of Charges – Service from 03/02/2019 to 03/29/2019 *continued*

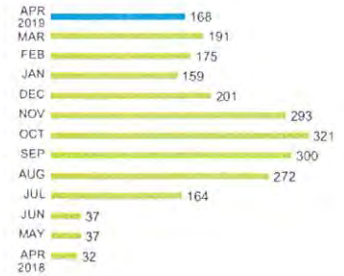
Basic Service Charge		\$30.24
Demand Charge	18 kW @ \$10.59000/kW	\$190.62
Energy Charge	4,702 kWh @ \$0.01596/kWh	\$75.04
Fuel Charge	4,702 kWh @ \$0.03227/kWh	\$151.73
Capacity Charge	18 kW @ -\$0.03000/kW	-\$0.54
Energy Conservation Charge	18 kW @ \$1.17000/kW	\$21.06
Environmental Cost Recovery	4,702 kWh @ \$0.00220/kWh	\$10.34
Florida Gross Receipt Tax		\$12.27
Electric Service Cost		\$490.76
State Tax		\$46.39

Total Electric Cost, Local Fees and Taxes

\$537.15

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Details of Charges – Service from 02/28/2019 to 03/28/2019

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	1309 kWh @ \$0.02904/kWh	\$38.01
Fixture & Maintenance Charge	73 Fixtures	\$852.74
Lighting Pole / Wire	73 Poles	\$1337.83
Lighting Fuel Charge	1309 kWh @ \$0.03194/kWh	\$41.81
Florida Gross Receipt Tax		\$2.05
State Tax		\$193.94

Lighting Charges

\$2,466.38

Total Current Month's Charges

\$4,041.02

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.

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

BY:

Statement Date: 04/01/2019
Account: 221003491596

Current month's charges: \$7,563.77
Total amount due: -\$8.79
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	\$2,347.75
Payment(s) Received Since Last Statement	-\$9,709.94
Miscellaneous Credits	-\$210.37
Credit balance after payments and credits	-\$7,572.56
Current Month's Charges	\$7,563.77
Total Amount Due	-\$8.79

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 or call **877 SURGE 22** to learn more and sign up.

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.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003491596

Current month's charges: \$7,563.77
Total amount due: -\$8.79
CREDIT - DO NOT PAY

Amount Enclosed \$

600000177753

00003210 02 AB 0 40 33544 FTECO104011923293110 00000 03 01000000 006 04 17655 004

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

60000017775322100349159600000000008792



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 ChoicesSM – 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 \$6 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 EnergySM – 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 SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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, visita tampaelectric.com para ver esta información en español.

Account: 221003491596
Statement Date: 04/01/2019
Current month's charges due DO NOT PAY

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APR - 4 2019

Details of Charges – Service from 12/01/2018 to 12/31/2018
BY:

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

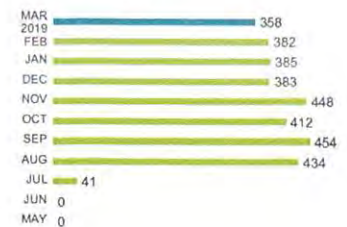
Rate Schedule: General Service Demand - Standard

Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C19736	12/05/2018	70,117 (Estimated)		67,622		2,495 kWh	1	5 Days
C16057	12/31/2018	9,443		0		9,443 kWh	1	26 Days
C16057	12/31/2018	17.23		0		17.23 kW	1	26 Days

Basic Service Charge		\$30.24
Demand Charge	17 kW @ \$10.59000/kW	\$150.99
Energy Charge	11,938 kWh @ \$0.01596/kWh	\$190.53
Fuel Charge	11,938 kWh @ \$0.02719/kWh	\$324.59
Capacity Charge	17 kW @ \$0.32000/kW	\$4.56
Energy Conservation Charge	17 kW @ \$1.17000/kW	\$16.68
Environmental Cost Recovery	11,938 kWh @ \$0.00220/kWh	\$26.26
Florida Gross Receipt Tax		\$19.07
Electric Service Cost		\$762.92
State Tax		\$60.66

Total Electric Cost, Local Fees and Taxes
\$823.58
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

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



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

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
Electric Service Cost		\$799.42
State Tax		\$75.55
Total Electric Cost, Local Fees and Taxes		\$874.97

Details of Charges – Service from 01/31/2019 to 03/01/2019

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
Electric Service Cost		\$728.10
State Tax		\$68.81
Total Electric Cost, Local Fees and Taxes		\$796.91

Details of Charges – Service from 11/29/2018 to 12/31/2018

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C55591	12/05/2018	52,347 (Estimated)		50,760		1,587 kWh	1	7 Days
C16276	12/31/2018	3,652		0		3,652 kWh	1	26 Days
C16276	12/31/2018	16.49		0		16.49 kW	1	26 Days

Tampa Electric Usage History

Basic Service Charge		\$30.24	Kilowatt-Hours Per Day (Average)
Demand Charge	16 kW @ \$10.59000/kW	\$133.50	
Energy Charge	5,239 kWh @ \$0.01596/kWh	\$83.61	
Fuel Charge	5,239 kWh @ \$0.02719/kWh	\$142.45	
Capacity Charge	16 kW @ \$0.32000/kW	\$4.03	
Energy Conservation Charge	16 kW @ \$1.17000/kW	\$14.75	
Environmental Cost Recovery	5,239 kWh @ \$0.00220/kWh	\$11.53	
Florida Gross Receipt Tax		\$10.77	

Billing information continues on next page

Details of Charges – Service from 11/29/2018 to 12/31/2018 *continued*

Electric Service Cost	\$430.88
State Tax	\$34.26
Total Electric Cost, Local Fees and Taxes	\$465.14

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BY:

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

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

Basic Service Charge		\$30.24
Demand Charge	20 kW @ \$10.59000/kW	\$211.80
Energy Charge	5,252 kWh @ \$0.01596/kWh	\$83.82
Fuel Charge	5,252 kWh @ \$0.02719/kWh	\$142.80
Capacity Charge	20 kW @ \$0.32000/kW	\$6.40
Energy Conservation Charge	20 kW @ \$1.17000/kW	\$23.40
Environmental Cost Recovery	5,252 kWh @ \$0.00220/kWh	\$11.55
Florida Gross Receipt Tax		\$13.08
Electric Service Cost		\$523.09
State Tax		\$49.43

Total Electric Cost, Local Fees and Taxes **\$572.52**

Details of Charges – Service from 01/31/2019 to 03/01/2019

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

Basic Service Charge		\$30.24
Demand Charge	20 kW @ \$10.59000/kW	\$211.80
Energy Charge	5,727 kWh @ \$0.01596/kWh	\$91.40
Fuel Charge	5,727 kWh @ \$0.02719/kWh	\$155.72
Capacity Charge	20 kW @ \$0.32000/kW	\$6.40
Energy Conservation Charge	20 kW @ \$1.17000/kW	\$23.40
Environmental Cost Recovery	5,727 kWh @ \$0.00220/kWh	\$12.60
Florida Gross Receipt Tax		\$13.63
Electric Service Cost		\$545.19
State Tax		\$51.52

Total Electric Cost, Local Fees and Taxes **\$596.71**

Details of Charges – Service from 11/29/2018 to 12/28/2018

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

Rate Schedule: Lighting Service



Details of Charges – Service from 11/29/2018 to 12/28/2018 *continued***Lighting Service Items LS-1 (Bright Choices) for 30 days**

Lighting Energy Charge	647 kWh @ \$0.02930/kWh	\$18.96
Fixture & Maintenance Charge	28 Fixtures	\$418.04
Lighting Pole / Wire	28 Poles	\$588.49
Lighting Fuel Charge	647 kWh @ \$0.02691/kWh	\$17.41
Florida Gross Receipt Tax		\$0.93
State Tax		\$73.43
Lighting Charges		\$1,117.26

Details of Charges – Service from 12/29/2018 to 01/29/2019**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
Lighting Charges		\$1,158.34

Details of Charges – Service from 01/30/2019 to 02/27/2019**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**\$7,563.77****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	-\$29.37

Total Current Month's Credits**-\$210.37**

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.

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Adjusted Bill

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

00003210-0007298-Page 7 of 8



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 when 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.

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 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 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 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
	On-Peak Off-Peak
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
	On-Peak Off-Peak
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 CDD POOL HEATERS
7281 PARADISO DR
APOLLO BEACH, FL 33572

RECEIVED
APR - 8 2019

Statement Date: 04/03/2019
Account: 221003734730

Current month's charges: \$340.20
Total amount due: \$340.20
Payment Due By: 04/24/2019

Your Account Summary

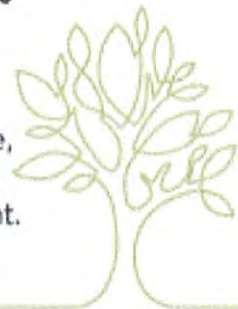
Previous Amount Due	\$357.14
Payment(s) Received Since Last Statement	-\$357.14
Current Month's Charges	\$340.20
Total Amount Due	\$340.20

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Grant Phillips Date 4-17-2019
Date entered APR 16 2019
Fund 001 GL 53200 OC 4304

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

Go paperless for perks!

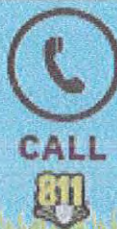
Goodbye clutter. Hello convenience.
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > peoplesgas.com/paperless

Yard project?
Avoid damage and fines

Learn more at peoplesgas.com/811



CALL



WAIT two business days



Start DIGGING!

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: \$340.20
Total amount due: \$340.20
Payment Due By: 04/24/2019

Amount Enclosed \$ _____

604469587286

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



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

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.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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).

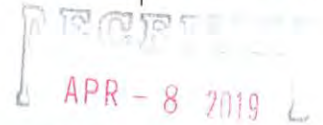
Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

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 INVOICE



Account: 221003734730
Statement Date: 04/03/2019
Current month's charges due 04/24/2019



BY:

Details of Current Month's Charges – Service from - 03/01/2019 to 03/29/2019

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

Rate Schedule: General Service 1 - Transportation

Meter Location: Pool Heaters

00000043-0000455-Page 11 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
ANX04032	03/29/2019	4,776		4,032		744 CCF		1,040		1.1168	864.1 Therms	29 Days

Customer Charge										\$33.26	
Distribution Charge				864.1 THMS @ \$0.30790						\$266.06	
Swing Service Charge				864.1 THMS @ \$0.02080						\$17.97	
Florida Gross Receipts Tax										\$22.91	

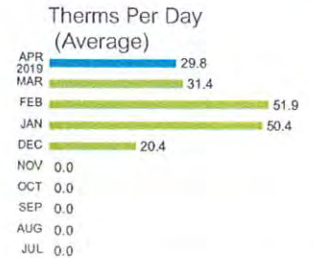
Natural Gas Service Cost

\$340.20

Total Current Month's Charges

\$340.20

Peoples Gas Usage History



Natural Gas pipeline Safety Awareness

Pipeline purpose and reliability

The purpose of natural gas pipelines is to carry one of the world's most efficient and environmentally-friendly fuels to businesses and homes like yours. These pipelines help meet the energy needs of the region. According to federal statistics, pipelines are the nation's safest and most reliable energy transportation system.

Although gas incidents are rare, this mode of transportation does carry some hazards should a release occur. These risks may include ignition, fire, and explosion, which can have a significant impact to both property and/or life. For this reason, Peoples Gas considers a natural gas leak first priority. We train extensively on leak response and liaison with First Responders on how to effectively respond to pipeline emergencies. These ongoing relationships help prevent incidents and assure preparedness for emergencies, should they occur.

Be aware of the signs of a pipeline leak

Natural gas is lighter than air and may pose a hazard, especially if released in confined spaces. It's important to be able to identify signs of a natural gas leak, especially the rotten egg-like odor that natural gas gives off. Near a gas line, watch for blowing dirt, bubbling water, dry spots in moist areas or dead plants surrounded by live, green plants. Listen for a hissing sound. All of these things could mean there is a natural gas leak nearby.

If you suspect a leak, leave immediately – don't try to find or stop the leak. Don't touch anything electrical before you leave or use a telephone, even a cell phone. Don't smoke, don't turn appliances or lights on or off, and don't operate any vehicle or equipment that could create a spark. Once you are out of the suspected area, immediately call 877-832-6747 (877-TECO PGS). If the smell of natural gas is particularly strong, call 9-1-1.



How to spot pipelines in your area

Peoples Gas installs yellow pipeline markers along the route of the pipeline including at road crossings, fence lines and street intersections. Pipeline markers show the name of the owner of the pipeline, the product contained in the pipeline and the number to call in case of an emergency. Please note that pipeline markers indicate that a gas facility is in the general area and are not necessarily placed directly over the pipeline nor do they indicate the depth of the pipeline. In areas of high density such as residential areas and downtown districts pipeline markers may not be present; however, gas pipelines may be located within the rights of way of streets and roadways. Be aware that unauthorized infringements on pipeline rights-of-way inhibit our ability to respond, perform routine maintenance, provide surveillance, respond to third party damage, and perform required federal and state inspections.

High consequence areas and integrity management

Per federal regulations, Peoples Gas denotes certain parts of the pipeline as High Consequence Areas (HCAs). These are generally places with a large number of people congregated along Peoples Gas' transmission pipeline system. In addition, Peoples Gas has an Integrity Management Program that details the safety measures required

to keep our pipelines safe. These safety measures include scheduled corrosion inspections and control, leak survey, valves to isolate sections of the pipeline, and the use of leak detection equipment.

Peoples Gas is committed to safety. That's why we follow state and federal regulations, as well as perform extensive quality control checks. We also work to educate residents about how to recognize and prevent natural gas leaks.

Prevent damage to pipelines

Florida law requires anyone working on a project that involves digging of any kind- whether they own the property where the digging is taking place or not- to call 8-1-1 two full business days before digging starts. Trained professionals will visit the property where digging will happen to locate and mark all underground utility lines. The service is free and the message is simple: Call before you dig. For more information, visit sunshine811.com.



**Know what's below.
Call before you dig.**

Learn more

Visit npms.phmsa.dot.gov for information on pipeline operators in your area. For additional information about natural gas safety, visit peoplesgas.com/callbeforeyoudig or call 877-832-6747 (877-TECO PGS).



PGS1100218

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

RECEIVED
APR - 8 2019

BY:

Statement Date: 04/03/2019
Account: 221004023737

Current month's charges:	\$37.54
Total amount due:	\$37.54
Payment Due By:	04/24/2019

Your Account Summary

Previous Amount Due	\$36.10
Payment(s) Received Since Last Statement	-\$36.10
Current Month's Charges	\$37.54
Total Amount Due	\$37.54

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Grant Phillips Date 4-17-2019
Date entered APR 16 2019
Fund 001 GL 53200 OC 4304
Check # _____

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > peoplesgas.com/paperless

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

Yard project?
Avoid damage and fines

Learn more at peoplesgas.com/811



CALL



WAIT two business days



Start DIGGING!

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:	\$37.54
Total amount due:	\$37.54
Payment Due By:	04/24/2019

Amount Enclosed \$ _____

668667040033

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



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

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.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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.

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Account: 221004023737
Statement Date: 04/03/2019
Current month's charges due 04/24/2019

RECEIVED
APR - 8 2019



BY:

Details of Current Month's Charges – Service from - 03/01/2019 to 03/29/2019

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

Rate Schedule: General Service 1 (GS1)

Meter Location: Water Heaters

00000043-0000458-Page 17 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
SHI14676	03/29/2019	4		3		1 CCF		1.040		1.0000	1.0 Therms	29 Days

Customer Charge		\$33.26
Distribution Charge	1.0 THMS @ \$0.30790	\$0.31
PGA	1.0 THMS @ \$0.99495	\$0.99
Florida Gross Receipts Tax		\$0.03
Natural Gas Service Cost		\$34.59
State Tax		\$2.95

Total Natural Gas Cost, Local Fees and Taxes

\$37.54

Total Current Month's Charges

\$37.54

Peoples Gas Usage History

Therms Per Day
(Average)

APR 2019	0.0
MAR	0.0
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

Natural Gas pipeline Safety Awareness

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Learn more

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PGS1C0218

Statement Date: 04/03/2019

Account: 221006521464

WATERSET CENTRAL CDD POOL HEATERS
7302 PARADISO DR
APOLLO BEACH, FL 33572

Current month's charges:	\$21.49
Total amount due:	\$21.49
Payment Due By:	04/24/2019

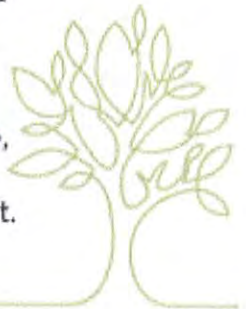
Your Account Summary

Previous Amount Due	\$209.55
Payment(s) Received Since Last Statement	-\$209.55
Current Month's Charges	\$21.49
Total Amount Due	\$21.49

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up: tampaelectric.com/paperless

RECEIVED
APR 08 2019
alt new mazette & co., inc.
/M approval Grant Phillips Date 4-17-2019
ate entered APR 16 2019
und 001 GL 53100 OC 4301

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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811



CALL



WAIT two business days



Start DIGGING!

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:	\$21.49
Total amount due:	\$21.49
Payment Due By:	04/24/2019

Amount Enclosed \$

674839871600



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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 221006521464
Statement Date: 04/03/2019
Current month's charges due 04/24/2019

Details of Charges – Service from 03/01/2019 to 03/29/2019

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	03/29/2019	14		3		11 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						11 kWh @ \$0.05916/kWh \$0.65		
Fuel Charge						11 kWh @ \$0.03227/kWh \$0.35		
Florida Gross Receipt Tax						\$0.49		
Electric Service Cost						\$19.63		
State Tax						\$1.86		
Total Electric Cost, Local Fees and Taxes							\$21.49	
Other Fees and Charges								
Deposit Payment(Receipt #100001042372*)						\$120.00		
Keep this receipt as proof of payment for deposit								
Total Other Fees and Charges							\$0.00	
Total Current Month's Charges							\$21.49	

00002701-0007566-Page 7 of 8



HERE'S HOW YOUR BUSINESS CAN SAVE.

Keep your energy costs under control. Schedule a free **Commercial Energy Audit** to have one of our nationally certified commercial energy analysts evaluate your electric usage and give you no-cost or low-cost suggestions to improve your energy efficiency.

If you choose our **Comprehensive Energy Audit** (minimum cost \$75), we'll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:

- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/bizsave. To speak with an energy expert, call **813-275-3909** on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/03/2019

Account: 221006546453

WATERSET CENTRAL CDD POOL HEATERS
6002 COVINGTON GARDEN DR S
APOLLO BEACH, FL 33572

Current month's charges:	\$21.91
Total amount due:	\$21.91
Payment Due By:	04/24/2019

Your Account Summary

Previous Amount Due	\$205.48
Payment(s) Received Since Last Statement	-\$205.48
Current Month's Charges	\$21.91
Total Amount Due	\$21.91

RECEIVED
APR 08 2019
APPROVAL Date 4-17-2019
APR 16 2019
und 001 GL 53100 OC 4301
heck #

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tampaelectric.com/paperless

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

Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



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:	\$21.91
Total amount due:	\$21.91
Payment Due By:	04/24/2019

Amount Enclosed \$
676074436447

00002701 02 AB 0 40 33625 FTECO104041900092110 00000 07 01000000 006 10 39966 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

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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 EnergySM – 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 SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 para ver esta información en español.

Account: 221006546453
Statement Date: 04/03/2019
Current month's charges due 04/24/2019

Details of Charges – Service from 03/01/2019 to 03/29/2019

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	03/29/2019	18		3		15 kWh	1	29 Days

Basic Service Charge

\$18.14

Energy Charge

15 kWh @ \$0.05916/kWh

\$0.89

Fuel Charge

15 kWh @ \$0.03227/kWh

\$0.48

Florida Gross Receipt Tax

\$0.50

Electric Service Cost

\$20.01

State Tax

\$1.90

Total Electric Cost, Local Fees and Taxes

\$21.91

Other Fees and Charges

Deposit Payment(Receipt #100001040650*)

\$120.00

Keep this receipt as proof of payment for deposit

Total Other Fees and Charges

\$0.00

Total Current Month's Charges

\$21.91

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00002701-0007554-Page 3 of 8



HERE'S HOW YOUR BUSINESS CAN SAVE.

Keep your energy costs under control. Schedule a free **Commercial Energy Audit** to have one of our nationally certified commercial energy analysts evaluate your electric usage and give you no-cost or low-cost suggestions to improve your energy efficiency.

If you choose our **Comprehensive Energy Audit** (minimum cost \$75), we'll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:

- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/bizsave. To speak with an energy expert, call **813-275-3909** on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



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

Limit \$1,500.00
March & April 2019

4/26/2019

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

Attach all receipts to this form.

					Clubhouse	Clubhouse	Clubhouse	Clubhouse
				HOA	Fitness Equipment	Facility Supplies	Cleaning	Office Supplies
				001-13107	001-57200- 4614	001-57200- 4619	001-57200- 4707	001-57200- 5101
Date	Vendor Name	Description	Amount					
03/26/19	Pay Pal	Cornhole Boards	(567.08)			(567.08)		
03/29/19	Sam's Club	Office Supplies	(9.98)					(9.98)
04/03/19	Amazon.com	Cleaning Supplies	(19.32)				(19.32)	
04/03/19	Amazon.com	Cleaning Supplies	(52.96)				(52.96)	
04/08/19	Sam's Club	Cleaning & Restroom Supplies	(120.25)			(88.48)	(31.77)	
04/09/19	Lowe's	Cleaning Supplies	(45.26)				(45.26)	
4/22/2019	Amazon.com	Mothers Day Event	(288.90)	(288.90)				
4/23/2019	Sam's Club	Copy Paper	(70.77)					(70.77)
4/24/2019	Bay Services Corp	Keys for Pool Monitors	(11.25)			(11.25)		
4/24/2019	Walmart	Radio & Whistles for Pool Monitors	(47.86)			(47.86)		
	TOTAL	001-10102	(1,233.63)	(288.90)	0.00	(714.67)	(149.31)	(80.75)

DM Approval:

Grant Phillips

4-25-2019

Date:

Waterset: Central CDD

Clubhouse Debit Card

Date: 3/26/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	6567.08
Receipt Total		8567.08

3/26/19

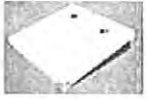
Description of purchase: _____

Replacement Cornhole
Boards Requested by
Board

ORDER SUMMARY



2 Items



2 x All Weather PVC Cornhole Board (Add All Weather Option)

\$529.98

Subtotal	\$529.98
Shipping	Free
Tax	\$37.10

Total (USD)	\$567.08
-------------	----------



https://www.allamericantailgate.com/all-weather-j

All Weather PVC Cornhole...

File Edit View Favorites Tools Help

ACCESSORIES

CORNHOLE BAGS

CORNHOLE BOARDS

Unfinished Cornhole Boards

All Weather Cornhole Boards

Custom Cornhole Boards

Design Your Cornhole Boards

NCAA Licensed Cornhole Boards

Painted Cornhole Boards

Specialty Cornhole Boards

Stained Cornhole Boards

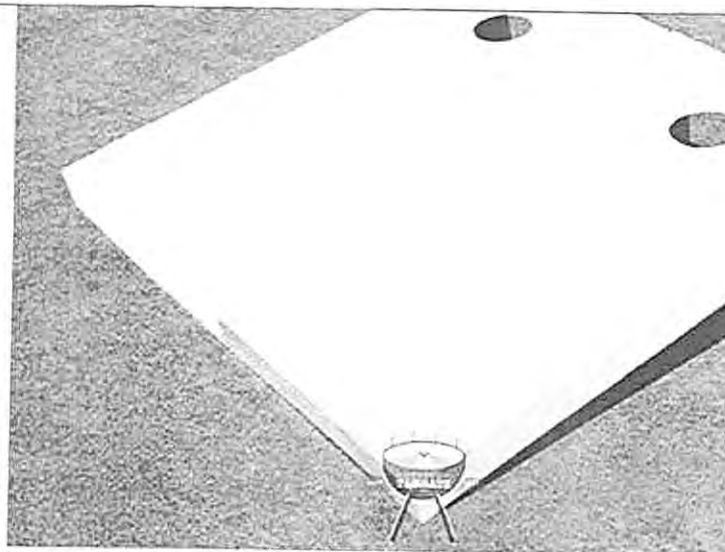
State Colors

Refurbished Cornhole Boards

Trusted Clients

OTHER PRODUCTS

TAILGATE TABLES



All Weather PVC Cus All Weather Option)

\$217.49 \$244.99

(You save \$27.50)

SKU: PT-1064

UPC: 611165214630

Condition: New

Availability: In Stock

Cornhole Board Theme: Special

Value Packages (Save Big \$):

Choose Options

Cornhole Board Size:

Regulation ACA Size (24x48 i

Upgrade Cornhole Boards To A

Yes

Waterset *Central* CDD

Clubhouse Debit Card

Date: 3/29/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	\$ 9.98
Misc	001-57200-4735	
Receipt Total		\$9.98

3/29/19

Description of purchase: Post it Flags for office

SAM'S CLUB
Self Checkout

CLUB MANAGER LEE GALLIGHER
(813) 371 - 2394

03/29/19 08:56 1330 04001 095 9095

WATERSET

980122434	POSTIT FLAG	9.98 E
980122434	POSTIT FLAG	9.98 E
980122434	POSTIT FLAG	9.98 E
980122434	POSTIT FLAG	9.98 E
VL 980122434	POSTIT FLAG	9.98-E
	**** VOID ****	
980122434	POSTIT FLAG	9.98 E
VL 980122434	POSTIT FLAG	9.98-E
	**** VOID ****	
VL 980122434	POSTIT FLAG	9.98-E
	**** VOID ****	
VL 980122434	POSTIT FLAG	9.98-E
	**** VOID ****	
	SUBTOTAL	9.98
	TOTAL	9.98
	DEBIT TEND	9.98
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
9.98 TOTAL PURCHASE
DEBIT **** * 4045 I 1
NETWORK ID. 0001 APPR CODE 261869

DEBIT
AID A0000000042203
Visit samsclub.com to see your savings

ITEMS SOLD 1

TCN 1157 9818 5939 3153 4631



Waterset Central CDD

Clubhouse Debit Card

Date: 4/03/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	<u>\$72.28</u>
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		<u>\$72.28</u>

4/3/19 19.32
4/4/19 52.96

Description of purchase: Webout for Waterset
Club ceilings

Details for Order #111-8642504-2614665

[Print this page for your records.](#)

Order Placed: April 3, 2019

Amazon.com order number: 111-8642504-2614665

Order Total: \$19.32

Not Yet Shipped

Items Ordered

1 of: *Nisus Web Out Cobweb Eliminator*

Sold by: Jamlyn-Supply ([seller profile](#))

Condition: New

Price

\$18.06

Shipping Address:

Barry Mazzonei c/o Waterset CDD

7012 SAIL VIEW LN

APOLLO BEACH, FL 33572-1550

United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4045

Item(s) Subtotal: \$18.06

Shipping & Handling: \$0.00

Total before tax: \$18.06

Estimated tax to be collected: \$1.26

Billing address

Barry Mazzonei

9428 Camden Field Pkwy

Riverview, Florida 33578

United States

Grand Total: \$19.32

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

Details for Order #111-3421064-8934621

[Print this page for your records.](#)

Order Placed: April 3, 2019

Amazon.com order number: 111-3421064-8934621

Order Total: \$52.96

Not Yet Shipped

Items Ordered

1 of: *Natures Element Web Out*

Sold by: EPestHero ([seller profile](#))

Condition: New

Price

\$52.96

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: \$52.96

Shipping & Handling: \$0.00

Billing address

Barry Mazzoni

9428 Camden Field Pkwy

Riverview, Florida 33578

United States

Total before tax: \$52.96

Estimated tax to be collected: \$0.00

Grand Total: \$52.96

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

Waterset *Central* CDD

Clubhouse Debit Card

Date: 4/08/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	<u>\$120.25</u>
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		<u>120.25</u>

Description of purchase: _____

Cleaning & Restroom
Supplies

4/8/19

SAH'S CLUB
Self Checkout
CLUB MANAGER LEE BALLIGHER
(813) 371 - 2394
04/08/19 12:01 0654 04801 092 9092
WATERSET

662368	POM TISSUE	20.68	E
46974	PAPER TOWEL	25.98	E
677069	POM TOWELS	27.48	E
165779	SIMPLE GREE	8.93	E
29434	TSHIRT BAG	14.34	E
611788	SPRAYWAY	7.93	E
611788	SPRAYWAY	7.93	E
386943	GLASS CLEAN	6.98	E
	SUBTOTAL	120.25	
	TOTAL	120.25	
	DEBIT TEND	120.25	
	CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY
120.25 TOTAL PURCHASE
DEBIT **** * 4045 I 1
NETWORK ID. 0090 APPR CODE 741563

DEBIT
AID A0000000042203
TC 0F21C59D6E5756E3
TCH 0563 1094 7224 0492 1152 6



Waterset *Central* CDD

Clubhouse Debit Card

Date: 4/09/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	<i>\$45.26</i>
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		

Description of purchase:

*Supplies for Cleaning
gathering room after
Rentals*



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

-- SALE --

SALES#: S1911AH1 1723868 TRANS#: 10814224 04-09-19

857398 34-02 HARDWOOD REFILL (-2 19.96
2 @ 9.98
638199 14-02 AH 0-SODA FRIDGE-N- 1.38
63186 3M 0.94-IN ADVI DEL-SURFA 23.92
4 @ 5.98

SUBTOTAL: 45.26

TOTAL TAX: 0.00

INVOICE 10947 TOTAL: 45.26

M/C: 45.26

M/C:XXXXXXXXXX4045 AMOUNT:45.26 AUTHCD:002336

CHIP REFID:191110494126 04/09/19 08:51:15

CUSTOMER CODE: no

APL: DEBIT MASTERCARD TVR: 0000048000

ATD: A0000000041010 TSI: E800

STORE: 1911 TERMINAL: 10 04/09/19 08:51:43

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: 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 GUEST SATISFACTION SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D # 10947 1911 099 *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 1911 TERMINAL: 10 04/09/19 08:51:43

Waterset ^{Central} ~~#~~ CDD

Clubhouse Debit Card

Date: _____

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	\$288.90
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		288.90

4/23/19

Description of purchase: Amazon
Mother's Day & Father's
Day Activities
(Attached)

Details for Order #114-1197527-8091458

[Print this page for your records.](#)

Order Placed: April 22, 2019

Amazon.com order number: 114-1197527-8091458

Order Total: \$288.90

Not Yet Shipped

Items Ordered

Price

10 of: *Home is Where My Mom Is Sign - Mother's Day Craft Kits (set of 12)* \$16.95
Individually Packaged

Sold by: Number 1 In Service ([seller profile](#))

Condition: New

12 of: *Baker Ross Wooden Keyrings for Children to Design Decorate and Give* \$9.95
as (Pack of 8)

Sold by: Baker Ross Ltd ([seller profile](#))

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: \$288.90

Shipping & Handling: \$0.00

Billing address

Barry Mazzoni
9428 Camden Field Pkwy
Riverview, Florida 33578
United States

Total before tax: \$288.90

Estimated tax to be collected: \$0.00

Grand Total:\$288.90

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

Waterset ^{Central} CDD

Clubhouse Debit Card

Date: 4/23/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	70.77
Misc	001-57200-4735	
Receipt Total		

Description of purchase:

Copier Paper

SAM'S CLUB Self Checkout

CLUB MANAGER LEE GALLIGHER
(813) 371 - 2394

04/23/19 15:56 4070 04801 096 9096

WATERSSET

980004019 HHCOPY PAPE 29.98 E
980004019 HHCOPY PAPE 29.98 E
54515 IMAGELEGAL 10.81 E
SUBTOTAL 70.77
TOTAL 70.77

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

DECLINED

04/23/19 15:57:11

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

TRANSACTION NOT COMPLETE

04/23/19 15:57:16

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

TRANSACTION NOT COMPLETE

04/23/19 15:57:38

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

DECLINED

04/23/19 15:59:35

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

TRANSACTION NOT COMPLETE

04/23/19 15:59:38

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

TRANSACTION NOT COMPLETE

04/23/19 15:59:46

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

DECLINED

04/23/19 15:59:56

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

TRANSACTION NOT COMPLETE

04/23/19 16:00:00

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712

TRANSACTION NOT COMPLETE

04/23/19 16:00:06

DEBIT TEND 70.77
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
70.77 TOTAL PURCHASE

ACCOUNT # **** * 4045 F
NETWORK ID. 0090 APPR CODE 575964



Waterset *Central* CDD

Clubhouse Debit Card

Date: 4/24/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	<u>611.25</u>
Misc	001-57200-4735	
Receipt Total		<u>\$11.25</u>

Description of purchase: _____

Keys for Pool Mavitors

BAY SERVICES CORPORATION
918 N PEBBLE BEACH BLVD
SUN CITY CENT, FL 33573
813-633-5100

SALE

MID: 5216 Store: 0001 Term: 4503
REF#: 00000001
Batch #: 343 RRN: 911414401256
04/24/19 10:12:39
Trans ID: 0424MDBFL6HRD
APPR CODE: 002989
MASTERCARD
*****4045 Chip

4/24/19

AMOUNT

\$11.25

APPROVED

DEBIT MASTERCARD
AID: A0000000041010
TVR: 00 00 08 80 00
TS: E8 00

Thank You
Please Come Again

CUSTOMER COPY

Waterset *Central* CDD

Clubhouse Debit Card

Date: *4/24/19*

Completed By: *B. Mazzoni*

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	<i>47.86</i>
Receipt Total		<i>47.86</i>

Description of purchase: _____

*Whistles & Radio for
Central Pool & Monitors*

See back of receipt for your chance
to win \$1000 ID #:7N5MRDF1067

Walmart *

813-633-1467 Mar: LARA MUSUMECHE
4928 STATE ROAD 674
WIMAUMA FL 33598

ST# 01203 OP# 006938 TE# 16 TR# 05757
WHISTLE 003314933609 3.97 0
WHISTLE 003314933609 3.97 0
EMERGENCY A 004601475210 39.92 0
SUBTOTAL 47.86
TOTAL 47.86
DEBIT TEND 47.86
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
47.86 TOTAL PURCHASE

DEBIT ***** 4045 I 1

REF # 911400184382

NETWORK ID. 0090 APPR CODE 653404

DEBIT

AID A0000000042203

TC BB3ED3113BEC69D1

*Pin Verified

TERMINAL # MX051966

04/24/19 10:59:30

ITEMS SOLD 3

TC# 7332 2527 2521 6948 9270



04/24/19 10:59:42

Scan with Walmart app to save receipts



Waterset North

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

INVOICE

DATE: March 31, 2019

INVOICE: OMR0319-1

Bill To:

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

DUE DATE	DESCRIPTION	AMOUNT
April 30, 2019	Security Services Cost Share at 20%	
	Invoice #10372855	
	Invoice #10386857	\$1,116.08
	Invoice #10396164	\$1,116.08
		\$1,116.08
	Total	\$3,348.24
	Deduct 80% for Waterset North Share	(\$2,678.59)
TOTAL		\$669.65

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

APR 17 2019

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

D/M approval Grant Phillips Date 4-25-2019

Date entered APR 19 2019

Fund 001 GL 52900 OC 3307

Check # _____

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

INVOICE

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: 10372855
Amount Due: \$1,116.08
Invoice Date: 03/10/2019
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: 03/04/2019 through 03/10/2019

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											
03/04/2019	03/10/2019	8.00	8.00	8.00	2.00	0.00	6.00	8.00	40.00	0.00	
Niepert, Kenneth R											
03/04/2019	03/10/2019	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

MAR 13 2019

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

D/M approval _____ Date 3-20-2019
MAR 19 2019

Date entered _____

Fund 001 GL 52900 OC 3307

Check # _____

EMAIL / WATERSETNO

PI-5578589;CONS-000000;BU-00001;DEPT-TAM;CUST-153497;ADR-1;PROJECT-0146654;INV#-10372855;SORT-2,103;SEQ-1
"Tiffany Judd" <tjudd@rizzetta.com>

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: 10386857
Amount Due: \$1,116.08
Invoice Date: 03/17/2019
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: 03/11/2019 through 03/17/2019

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 (\$)
Niepert, Kenneth R											
03/11/2019	03/17/2019	0.00	0.00	0.00	6.00	2.00	0.00	0.00	8.00	0.00	
Phillips, Michael											
03/11/2019	03/17/2019	6.00	8.00	8.00	2.00	6.00	2.00	0.00	32.00	0.00	
Reckner, Jacob											
03/11/2019	03/17/2019	0.00	0.00	0.00	0.00	0.00	6.00	8.00	14.00	0.00	
CPO Flex Officer-REGULAR											
				54.00	Regular Hours	at		19.93			1,076.22
Duhamel, William R											
03/11/2019	03/17/2019	2.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	
Custom Protection Officer-REGULAR											
				2.00	Regular Hours	at		19.93			39.86
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

MAR 20 2019

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

D/M Approval: *Grant Phillips* Date: 3-28-2019

Date entered: MAR 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

Invoice No: 10396164
Amount Due: \$1,116.08
Invoice Date: 03/24/2019
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: pinfo@usa.g4s.com
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 03/18/2019 through 03/24/2019

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 (\$)
Phillips, Michael											
03/18/2019	03/24/2019	6.00	8.00	8.00	8.00	8.00	2.00	0.00	40.00	0.00	
Reckner, Jacob											
03/18/2019	03/24/2019	0.00	0.00	0.00	0.00	0.00	6.00	8.00	14.00	0.00	
CPO Flex Officer-REGULAR				54.00	Regular Hours	at		19.93			1,076.22
Reckner, Jacob											
03/18/2019	03/24/2019	2.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	
Custom Protection Officer-REGULAR				2.00	Regular Hours	at		19.93			39.86
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

Date Rec'd Dist Office MAR 26 2019

DM Approval _____

Date Entered APR 01 2019

Fund 001 GL 52900 CC 3307

Check # _____

Grant Phillips

WCP CONSTRUCTION INC

INVOICE

Certified General Contractor CGC1510046

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

DATE March 25, 2019

TO: **Waterset Central CDD**
c/o Rizzetta & Company Inc.

ATTN: Grant Phillips

9428 Camden Field Parkway

Riverview FL 33578

DESCRIPTION

Message board installation and post signs installed as per proposal.

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

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

Print entered APR 01 2019

001 GL 57200 OC 4701

TOTAL

\$418.00

Make all checks payable to WCP CONSTRUCTION INC

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

wcpconstruction@yahoo.com

Thank you for your business!

Waterset Central Community Development District

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

Operations and Maintenance Expenditures May 2019 For Board Approval

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

The total items being presented: **\$70,100.15**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Amanda Law	001261	05112019-Law	Rental Deposit Refund	\$ 200.00
Ballenger & Company, Inc.	001243	19146	Amenity & Parcel 5A Irrigation Maintenance 04/19	\$ 1,460.00
BOCC	001257	7687161865 04/19	7281 Paradiso Avenue 04/19	\$ 173.44
Castle Management, LLC	001237	INS-0319-180	Insurance Reimbursement 03/19	\$ 145.25
Castle Management, LLC	001258	INS-0419-185	Insurance Reimbursement 04/19	\$ 145.25
Castle Management, LLC	001244	JANIT-0419-002	Janitorial Services 01/19 - 04/19	\$ 3,541.36
Castle Management, LLC	001237	PREIM04-12-19-208	Payroll Pay Period 03/23/19-04/05/19	\$ 2,670.51
Castle Management, LLC	001249	PREIM04-26-19-209	Payroll Pay Period 04/06/19-04/19/19	\$ 1,848.47
Castle Management, LLC	001258	PREIM05-10-19-210	Payroll Pay Period 04/20/19-05/03/19	\$ 2,600.21
Cecilia Pop	001245	042719-Pop	Rental Deposit Refund	\$ 200.00
Erin McCormick Law, PA	001259	10323	General Legal Services 05/19	\$ 4,015.00
Erin McCormick Law, PA	001259	10324	Legal Services - Boundary Amendment 05/19	\$ 1,837.56

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FitRev	001251	18343	Service Call - Diagnostics 04/19	\$ 40.00
FitRev	001260	18523	Quarterly Maintenance 04/19	\$ 340.00
Florida Natural Gas	001252	284709ES CM	CM Sales Tax Refund 04/19	\$ (237.86)
Florida Natural Gas	001252	285213ES	7281 Paradiso Drive Pool Heaters 04/19	\$ 262.90
Frontier	001238	813-741-0603-061118-5 04/19	Fios Internet 04/19	\$ 483.14
Frontier	001263	813-741-0603-061118-5 05/19	Fios Internet 05/19	\$ 484.64
Grau & Associates	001239	18012	Audit Services FY17/18	\$ 23.00
Hattie Strickland	001270	051919-Strickland	Rental Deposit Refund	\$ 200.00
Landscape Maintenance Professionals, Inc.	001264	143216	Monthly Ground Maintenance 05/19	\$ 2,805.00
Landscape Maintenance Professionals, Inc.	001264	143357	Initial Clean Up - Phase 5A-1 04/19	\$ 1,600.00
Landscape Maintenance Professionals, Inc.	001264	143409	Fertilize Augustine, Bahia, and Bermuda 04/19	\$ 610.00
Landscape Maintenance Professionals, Inc.	001264	143410	Pest Control 04/19	\$ 170.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	001264	143458	Landscape Maintenance Phase 5 04/20/19-05/10/19	\$ 6,440.00
Landscape Maintenance Professionals, Inc.	001264	143490	Addendum 1 & 2-Amenity Center, POA, Phase 5 04/19	\$ 5,175.00
Landscape Maintenance Professionals, Inc.	001264	143491	Irrigation Credit 04/19	\$ (212.90)
Lisa Erkens	001250	042819-Erkens	Rental Deposit Refund	\$ 200.00
Matthew West	001248	042419-West	Rental Deposit Refund	\$ 200.00
Meadow Sales and Marketing Inc.	001265	2019-215	Staff Shirts 05/19	\$ 748.09
Municipal Asset Management, Inc.	001240	0617242	Lease Payment on Fitness Equipment 04/19	\$ 1,323.91
Municipal Asset Management, Inc.	001266	0617278	Lease Payment on Fitness Equipment 05/19	\$ 1,323.91
Nvirotect Pest Control Services	001253	176895	Monthly Pest Control #12545 05/19	\$ 85.00
Nvirotect Pest Control Services	001268	177632	Monthly Pest Control #12545 05/19	\$ 389.00
Republic Services	001241	0696-000799221	(1) Waste & (1) Recycle Container Service 05/19	\$ 168.40
Rizzetta & Company, Inc.	001246	INV0000040249	District Management Fees 05/19	\$ 3,850.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	001254	INV0000040406	SERC for Boundary Amendment 05/19	\$ 5,000.00
Rizzetta Technology Services	001242	INV0000004320	Email & Website Hosting Services 05/19	\$ 175.00
Sarah Royal	001262	05112019-Royal	Rental Deposit Refund	\$ 200.00
Suncoast Pool Service	001271	5302	Swimming Pool Service 05/19	\$ 1,850.00
TECO	001256	221003491596 04/19	7281 Paradiso Drive 04/19	\$ 5,742.88
TECO	001256	221003734730 04/19	7281 Paradiso Drive Pool Heater 04/19	\$ 219.15
TECO	001256	221004023737 04/19	7281 Paradiso Drive Pool Heater 04/19	\$ 36.10
TECO	001256	221006521464 04/19	7302 Paradiso Dr 04/19	\$ 21.60
TECO	001256	221006546453 04/19	6002 Covington Garden Dr S 04/19	\$ 21.71
Times Publishing Company	001247	763595 04/09/19	Legal Advertising Account #173492 04/19	\$ 1,876.00
Times Publishing Company	001247	763595 04/16/19	Legal Advertising Account #173492 04/19	\$ 1,876.00
Times Publishing Company	001255	763595 04/23/19	Legal Advertising Account #173492 04/19	\$ 1,876.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Times Publishing Company	001255	763595 04/30/19	Legal Advertising Account #173492 04/19	\$ 1,876.00
Waterset Central CDD	CD012	CD012	Debit Card Replenishment	\$ 1,564.01
Waterset Central CDD	CD013	CD013	Debit Card Replenishment	\$ 746.12
Waterset North CDD	001272	OMR0419-1	Security Services Cost Share 20% 04/19	<u>\$ 1,711.30</u>
Report Total				<u><u>\$ 70,100.15</u></u>

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 5/11/2019
Payable to: Amanda Law
Address: 7414 Radden Ct
Apollo Beach, FL 33572
Description: Rental Deposit Refund for alcohol
Requestor: Ann Caley-Chevalier
Special Instructions:
1)

Approved by:

Ann M Caley Chevalier

Date Rec'd Dist Office

DM Approval

Grant Phillips

Date Entered

MAY 20 2019

Fund

001

GL

2020

cc

Check #

Ballenger & Company, Inc.

2335 64th Pl N
St. Petersburg, FL. 33702
Phone # 727-520-1082

Invoice

Date	Invoice #
4/30/2019	19146

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

Project
Waterset Central Amenity, Ph 5A1

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
0.5	Waterset Irrigation Maintenance April		0.00
	Amenity Irrigation Maintenance (1/2 April)	500.00	250.00
	Parcel 5A-1 Irrigation Maintenance	1,210.00	1,210.00
<div>MAY 01 2019</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approved <u>Grant Phillips</u> Date <u>5-6-2019</u></div> <div>Date entered <u>MAY 03 2019</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4609</u></div> <div>Check # _____</div>			
Thank you for your business.		Total	\$1,460.00



Hillsborough
County Florida

M-Page 1 of 5

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/07/2019	05/28/2019



Summary of Account Charges

Previous Balance	\$1,251.44
Net Payments - Thank You	(\$1,251.44)
Total Account Charges	\$173.44

AMOUNT DUE	\$173.44
-------------------	-----------------

Important Message

A price indexing rate adjustment increase of 1.40% is effective June 1, 2019. For additional information please visit our webpage:
<http://HCFLGov.net/Water> and select Water Rates & Fees.

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

RECEIVED
MAY 21 2019
Date
Grant Phillips
MAY 20 2019
ate entered
und 001 GL 53600 OC * 4301-51.98
back 4310-115.46



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7687161865

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

151

DUE DATE	05/28/2019
AMOUNT DUE	\$173.44
AMOUNT PAID	173.44

0076871618658

00000173443



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/07/2019	05/28/2019

Service Address: 6116 SEA AIR DR

M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523990	04/01/2019	0	04/29/2019	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	05/07/2019	05/28/2019

Service Address: 5910 COVINGTON GARDEN DR

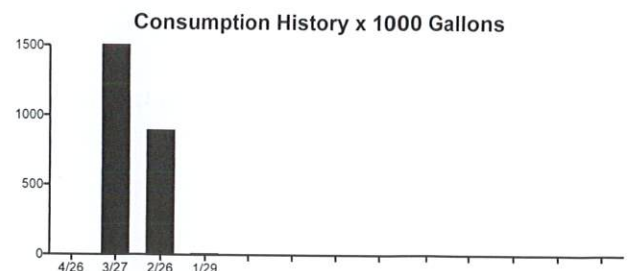
M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074215	03/27/2019	25211	04/26/2019	25211	0	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge \$4.10

Total Service Address Charges \$4.10





Hillsborough
County Florida

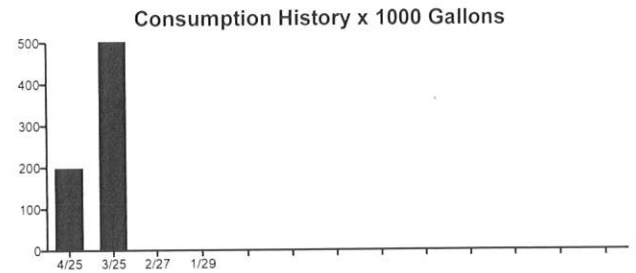
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/07/2019	05/28/2019
Service Address: 7301 PARADISO DR			

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074213	03/25/2019	5186	04/25/2019	7152	196600	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$25.73
Total Service Address Charges	\$25.73



Hillsborough
County Florida

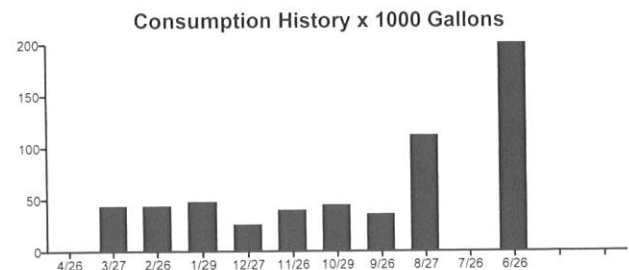
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/07/2019	05/28/2019
Service Address: 7281 PARADISO AVE			

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	03/27/2019	1802	04/26/2019	1802	0	ESTIMATED	WATER
37156910	03/27/2019	4312	04/26/2019	4312	0	ESTIMATED	WATER
60998080	03/27/2019	31404	04/26/2019	31404	0	ESTIMATED	RECLAIM

Service Address Charges

Customer Bill Charge	\$4.15
Water Base Charge	\$37.41
Sewer Base Charge	\$69.80
Reclaimed Water Usage Charge	\$4.10
Total Service Address Charges	\$115.46





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/07/2019	05/28/2019

Service Address: 5521 SILVER SUN DR

M-Page 4 of 5

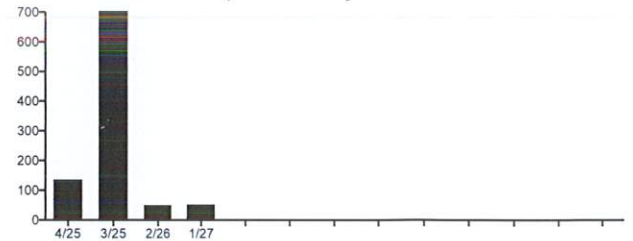
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523989	03/25/2019	873	04/25/2019	1006	13300	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge \$5.56

Total Service Address Charges \$5.56

Consumption History x 100 Gallons



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/07/2019	05/28/2019

Service Address: 7306 GOLDEN SKY CT

M-Page 4 of 5

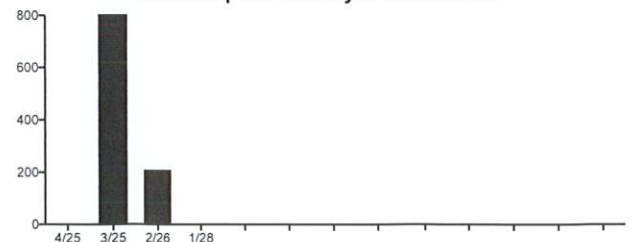
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54492026	03/25/2019	1123	04/25/2019	1123	0	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge \$4.10

Total Service Address Charges \$4.10

Consumption History x 100 Gallons





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/07/2019	05/28/2019

Service Address: 6112 SEA AIR DR

M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523988	04/01/2019	0	04/29/2019	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	05/07/2019	05/28/2019

Service Address: 6060 MILESTONE DR

M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61080629	04/01/2019	0	04/25/2019	563	56300	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$10.29
Total Service Address Charges	\$10.29

Castle Management, LLC

12270 SW 3rd Street

Plantation, FL 33325

Invoice #: INS-0319-180

Invoice Date: 3/31/2019

Waterset Central Community Development District Facilities Manag

Date	Description	Amount
3/31/2019	Insurance Reimbursement	\$145.25
	Caley-Chevalier, Ann	\$103.75
	Mallard, Scott	\$41.50

Please note our monthly billing for the reimbursement of health insurance has increase to \$415.00/month/employee reflecting our new Group Health Insurance Plan Renewal for the year commencing March 1, 2019

APR 17 2019

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

D/M approval Grant Phillips Date 4-29-2019

Date entered APR 29 2019

Fund 001 GL 57200 OC 3305

Check # _____

Total Due This Invoice:

\$145.25

=====

12270 SW 3rd Street
Plantation, FL 33325

Invoice Date: 4/30/2019

Date	Description	Amount
4/30/2019	Insurance Reimbursement	\$145.25
	Caley-Chevalier, Ann	\$103.75
	Mallard, Scott	\$41.50

Date Rec'd Dist Office MAY 13 2019
 DM Approval Grant Phillips
 Date Entered MAY 20 2019
 Fund 001 GL 51200 CC 3305
 Check # _____

\$145.25

CASTLE MANAGEMENT, LLC.

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

Invoice #: JANIT-0419-002
Invoice Date: 04/19/19

Waterset Central Community Development District

Date	Description	Amount
4/19/2019	Janitorial Services	
	January	\$981.34
	February	\$853.34
	March	\$853.34
	April	\$853.34
	Total Charges	<u>\$3,541.36</u>

Date Rec'd Rizzetta & Co., Inc. APR 22 2019
D/M approval Grant Phillips Date 5-6-2019
Date entered MAY 03 2019
Fund _____ GL _____ OC _____
Check # _____

Total Due This Invoice:

\$3,541.36
=====



Castle Management, LLC

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

Document No. : PREIM04-12-19-208

Document Date : 4/12/2019

Date Printed : 4/18/2019

Unparalleled Property Services

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

Address:

PAY PERIOD 03/23/19-04/05/19

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Kanafani, Banan	REG	30.00	\$360.00	36.00%	489.60
CLUBAT					
Dawsey, Andrea	REG	15.00	\$150.00	36.00%	204.00
POOLA					
Allen, Stephanie	REG	32.50	\$325.00	36.00%	442.00
CLUBAT					
Mallard, Scott	REG	8.00	\$112.00	36.00%	152.32
MAINT					
Burgess, Philip	OT	0.25	\$4.68	36.00%	6.38
HOUSE					
Burgess, Philip	REG	26.00	\$325.00	36.00%	442.00
HOUSE					
Mazzoni, Barry	VAC2	1.60	\$46.14	26.00%	58.14
PRMGR					
Mazzoni, Barry	REG2	14.40	\$415.29	26.00%	523.27
PRMGR					
Caley Chevalier, Ann	REG	20.00	\$280.00	26.00%	352.80
ADMINA					

Castle Management, LLC

Ph: 954-792-6000 fax: 954-792-6928

Document Date: 4/12/2019

Document No. PREIM04-12-19-208

Date Printed: 4/18/2019

Report Totals:

Billing:	2,670.51
Total Sales Tax:	
Balance Due:	2,670.51

=====

Date Rec'd Rizzetta & Co., Inc. APR 23 2019
D/M approval Grant Phillips Date 4-29-2019
Date entered APR 29 2019
Fund 001 GL 5720000 3305
Check # _____



Castle Management, LLC

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

Document No. : PREIM04-26-19-209

Document Date : 4/26/2019

Date Printed : 5/1/2019

Unparalleled Property Services

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

Address:

PAY PERIOD 04/06/19-04/19/19

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Kanafani, Banan	REG	8.25	\$99.00	36.00%	134.64
CLUBAT					
Allen, Stephanie	REG	16.00	\$160.00	36.00%	217.60
CLUBAT					
Mallard, Scott	REG	8.00	\$112.00	36.00%	152.32
MAINT					
Burgess, Philip	REG	24.10	\$301.25	36.00%	409.70
HOUSE					
Mazzoni, Barry	REG2	11.20	\$323.00	26.00%	406.99
PRMGR					
Mazzoni, Barry	PTO2	4.80	\$138.43	26.00%	174.42
PRMGR					
Caley Chevalier, Ann	REG	20.00	\$280.00	26.00%	352.80
ADMINA					

Report Totals:

Billing: 1,848.47
Total Sales Tax:
Balance Due: 1,848.47 ✓

Date Rec'd Rizzetta & Co., Inc. MAY - 8 2019

D/M approval Grant Phillips Date 5-15-2019

Date entered MAY 10 2019

Fund 001 GL 57200 OC 3305

Check # _____



Castle Management, LLC

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

Document No. : PREIM05-10-19-210

Document Date : 5/10/2019

Date Printed : 5/14/2019

Unparalleled Property Services

Association: Waterset Central Community Development District Facilities

Address:

PAY PERIOD 04/20/19-05/03/19

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Kanafani, Banan	REG	5.25	\$63.00	36.00%	85.68
CLUBAT					
Allen, Stephanie	REG	20.00	\$200.00	36.00%	272.00
CLUBAT					
Mallard, Scott	REG	8.00	\$112.00	36.00%	152.32
MAINT					
Burgess, Philip	REG	25.00	\$312.50	36.00%	425.00
HOUSE					
Marin, Kevin	REG	8.00	\$80.00	36.00%	108.80
CLUBAT					
Williams, Douglas	REG	8.50	\$85.00	36.00%	115.60
CLUBAT					
Vanderhelm, Kara	REG	37.25	\$372.50	36.00%	506.60
POOLA					
Caley Chevalier, Ann	REG	20.00	\$280.00	26.00%	352.80
ADMINA					
Mazzoni, Barry	REG2	16.00	\$461.44	26.00%	581.41
PRMGR					

Castle Management, LLC

Ph: 954-792-6000 fax: 954-792-6928

Document Date: 5/10/2019
Document No.: PREIM05-10-19-210
Date Printed: 5/14/2019

Report Totals:

Billing:	2,600.21
Total Sales Tax:	
Balance Due:	2,600.21
=====	

Date Rec'd Rizzetta & Co., Inc. MAY 16 2019
D/M approval Grant Phillips Date 5-21-2019
Date entered MAY 20 2019
Fund 001 GL 57200 OC 3305
Check # _____

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 4/27/2019
Payable to: Cecilia Pop
Address: 6211 Colmar Pl
Apollo Beach, FL 33572
Description: Rental Deposit Refund
Requestor: Ann Caley
Special Instructions:
1) Code to 001- 20205

Approved by:

Ann Caley

Date Rec'd Rizzetta & Co., Inc. APR 30 2019
D/M approved Grant Phillips Date 5-6-2019
Date entered MAY 03 2019
Fund 001 GL 20205 OC _____
Check # _____



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;

lscock@rizzetta.com

Invoice Date	Invoice Number
05/08/2019	10323
Terms	Service Through
	05/08/2019

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
04/18/2019	Erin R McCormick	Prepare email to Rick Stevens regarding Addendum to Professional District Services Agreement; prepare email to Grant Phillips and John Toborg regarding Agreement with Ballenger & Company for Irrigation Maintenance Services; review of email from Grant Phillips; preparation of Amended and Restated Landscape Maintenance Agreement with LMP; review of email from John Toborg; telephone conference with Grant Phillips and John Toborg; review of email from Grant Phillips to Heidt Design regarding Landscape Maintenance Exhibit needed and respond to same; review of email from Amanda King regarding irrigation maintenance services and respond to same;	3.20	\$ 1,168.00
04/19/2019	Erin R McCormick	Multiple emails with Amanda King, Grant Phillips, John Toborg and other consultants regarding landscape maintenance proposals, irrigation proposals, maintenance exhibit needed; left message for Grant Phillips; left message for John Toborg; left message for Amanda King; review of emails from Amanda King and John Toborg, and respond to same;	1.60	\$ 584.00
04/20/2019	Erin R McCormick	Review email from Mark Ballenger regarding irrigation proposal and respond to same; review of Maintenance Exhibit for Phase 5A-1	0.20	\$ 73.00
04/22/2019	Erin R McCormick	Review of email from Mark Ballenger regarding termination of irrigation services to Phase 3 Amenity by LMP; prepare email to John Toborg and Grant Phillips regarding above; review of Financial Statements through March 31, 2019; revise Amended and Restated Landscape Maintenance Agreement; review of emails from Grant Phillips and Amanda King regarding irrigation maintenance services and respond to same;	1.40	\$ 511.00

**Waterset Central Community Development
District**

9428 Camden Field Parkway

Riverview, FL 33578

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

Isrock@rizzetta.com

Invoice Date	Invoice Number
05/08/2019	10323
Terms	Service Through
	05/08/2019

04/23/2019	Erin R McCormick	Revise Landscape Maintenance Contract with LMP for Phase 3 Amenity Center and Phase 5A-1; prepare email to John Toborg, Grant Phillips, Rick Stevens and Amanda King; review of email from John Toborg	1.30	\$ 474.50
04/24/2019	Erin R McCormick	Review of emails from Grant Phillips and Gail Huff regarding Ballenger on site inspection and irrigation issues; email to Grant Phillips, John Toborg, Amanda King and Rick Stevens regarding changing Hunter IP addresses	0.20	\$ 73.00
04/25/2019	Erin R McCormick	Review of legislative updates affecting CDDs	0.30	\$ 109.50
04/26/2019	Erin R McCormick	Review of tentative Agenda for CDD meeting [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
04/29/2019	Erin R McCormick	Review of email from Grant Phillips regarding Amended and Restated Landscape Maintenance Agreement and respond to same;	0.20	\$ 73.00
04/30/2019	Erin R McCormick	Review of Committee Substitute for House Bill 437 addressing CDDs and status of passing in the House and placement for 3rd reading in the Senate, and review of most recent bill analysis	0.70	\$ 255.50
04/30/2019	Erin R McCormick	Review of email from Grant Phillips regarding landscape maintenance agreement and respond regarding above; review of email from John Toborg; revise Irrigation Maintenance Agreement; email to Grant Phillips and John Toborg; review of email from Grant Phillips and respond to same;	1.30	\$ 474.50
05/07/2019	Erin R McCormick	Email to Jennifer Budis regarding upcoming CDD meeting; begin review of Agenda package for upcoming CDD meeting;	0.60	\$ 219.00

Total Hours	11.20 hrs
Total Work	\$ 4,015.00
Total Invoice Amount	\$ 4,015.00

**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
05/08/2019	10323
Terms	Service Through
	05/08/2019

Previous Balance	\$ 3,686.50
5/1/2019 Payment - Check Split Payment	(\$3,686.50)
Balance (Amount Due)	\$ 4,015.00

Date Rec'd Dist Office _____
DM Approval Grant Phillips
Date Entered MAY 20 2019
Fund 001 GL 51400 CC 3107
Check # _____



Erin McCormick I 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
05/08/2019	10324
Terms	Service Through
	05/08/2019

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

Date	By	Services	Hours	Amount
04/22/2019	Erin R McCormick	Emails to and from Jennifer Budis regarding tear sheets for newspaper ads that have already run [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
04/30/2019	Erin R McCormick	Review of documents in County's Optix system regarding Staff Report for Petition to Modify CDD Boundaries; email to Brian Grady and Nancy Takemori regarding above; left message for Jennifer Budis regarding above; email to Jennifer Budis; receipt of email from Jennifer Budis with Affidavit of Publication and tear sheets;	0.80	\$ 292.00
05/01/2019	Erin R McCormick	Prepare email to Brian Grady and Nancy Takemori and transmit Affidavit of Publication and tear sheets for published advertisement; receipt of email from Nancy Takemori	0.40	\$ 146.00
05/02/2019	Erin R McCormick	Review of Board of County Commissioners Agenda for May 7th meeting; review of Staff Report; review of email from Scott Brizendine;	0.70	\$ 255.50
05/06/2019	Erin R McCormick	Prepare for Board of County Commissioners hearing to modify CDD boundaries; email to Rick Stevens regarding above;	0.60	\$ 219.00
05/07/2019	Erin R McCormick	Attend Board of County Commissioners hearing for approval of modification of CDD boundaries	2.50	\$ 912.50

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

Date	By	Expenses	Amount
05/07/2019	Erin R McCormick	Parking and mileage to Board of County Commissioners hearing	\$ 12.56

Total Hours	5.20 hrs
--------------------	----------

**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
05/08/2019	10324
Terms	Service Through
	05/08/2019

Total Work	\$ 1,825.00
Total Expenses	\$ 12.56
Total Invoice Amount	\$ 1,837.56
Previous Balance	\$ 292.00
5/1/2019 Payment - Check Split Payment	(\$292.00)
Balance (Amount Due)	\$ 1,837.56

Date Rec'd Dist Office _____

DM Approval Grant Phillips

Date Entered MAY 20 2019

Fund 001 GL 13105 CC _____

Check # _____



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

Invoice

Date	Invoice #
4/15/2019	18343

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
	Net 15	EP

Item	Description	Qty	Rate	Amount
Diagnostic Call	Diagnostic Call	1	40.00	40.00
Date Rec'd Dist Office <u>MAY 06 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>MAY 10 2019</u> Fund <u>001</u> GL <u>57200</u> cc <u>4614</u> Check # _____				

				Subtotal	\$40.00
				Sales Tax (8.5%)	\$0.00
				Total	\$40.00
				Payments/Credits	\$0.00
				Balance Due	\$40.00

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.



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

Invoice

Date	Invoice #
5/15/2019	18523

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

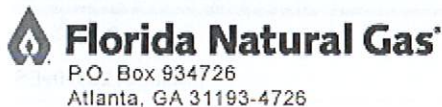
P.O. No.	Terms	Rep
SO16577	Net 15	EP

Item	Description	Qty	Rate	Amount
PM Quarterly	Quarterly Preventative Maintenance - Inspected - Tested - Tightened & Lubricated Fitness Equipment- May Date Rec'd Dist Office <u>MAY 16 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>MAY 20 2019</u> Fund <u>001</u> GL <u>57200</u> CC <u>4614</u> Check # _____	1	340.00	340.00

Subtotal		\$340.00
Sales Tax (8.5%)		\$0.00
Total		\$340.00
Payments/Credits		\$0.00
Balance Due		\$340.00

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.



Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

Waterset Central CDD
Accounts Payable
5844 Old Pasco RD
Suite 100
Wesley Chapel, FL 33544-0000

Billing Group #:	39057
Invoice Date:	May 01, 2019
Invoice #:	284709ES
Due Date:	May 24, 2019
Current Charges:	(\$237.86)
Last Payment:	\$3,510.10
Payment Date:	April 19, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	(\$237.86)

Current Charge Summary

Description	Cost
Credit 2018 taxes - Tax Exempt	(\$24.21)
Credit 2019 taxes - Tax Exempt	(\$198.09)
Miscellaneous Charges Sub Total:	(\$222.30)
Pre-Tax Sub Total:	(\$222.30)
Sales Taxes	(\$15.56)
Taxes Sub Total:	(\$15.56)
Total Current Charges:	(\$237.86)

MAY - 1 2019

This invoice reflects your tax exempt status. Thank you for your business.

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

D/M approved Grant Phillips Date 5-6-2019

Date entered MAY 03 2019

Fund 301 GL 53200 OC 3204

Check # _____

Please detach and remit this portion with your payment

Billing Group #:	39057
Invoice Date:	May 01, 2019
Invoice #:	284709ES
Due Date:	May 24, 2019
Current Charges:	(\$237.86)
Last Payment:	\$3,510.10
Payment Date:	April 19, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	(\$237.86)
Amount Paid:	

Customer Information

Waterset Central CDD
Accounts Payable
5844 Old Pasco RD
Suite 100
Wesley Chapel, FL
33544-0000

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 284709ES

Account Detail

Service Address:	7281 Paradiso Drive - Pool Heaters	City, State:	Apollo Beach, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221003734730

Current Charges

Miscellaneous Charges	
Description	Cost
Credit 2018 taxes - Tax Exempt	(\$24.21)
Credit 2019 taxes - Tax Exempt	(\$198.09)
Totals:	(\$222.30)

Taxes	
Description	Cost
Florida State Tax	(\$13.34)
Hillsborough County Tax	(\$2.22)
Totals:	(\$15.56)

Total Account Charges: (\$237.86)

Invoice

Waterset Central CDD
Accounts Payable
5844 Old Pasco RD
Suite 100
Wesley Chapel, FL 33544-0000

Date Rec'd Dist Office **MAY 07 2019**

DM Approval *Grant Phillips*

Date Entered **MAY 10 2019**

Fund 001 GL 53200 CC 4304

Check #

Billing Group #: 39057
Invoice Date: May 06, 2019
Invoice #: 285213ES
Due Date: May 29, 2019
Current Charges: \$262.90
Last Payment:
Payment Date:
Prior Balance Due: (\$237.86)
Total Amount Due: \$25.04

Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	03/28/19 - 04/29/19	523.30	\$199.38
Fuel	03/28/19 - 04/29/19	16.91	\$6.44
Commodity Charges Sub Total:		540.21	\$205.82
Transportation			\$51.13
Transportation Charges Sub Total:			\$51.13
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$262.90
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$262.90
Prior Balance Due:			(\$237.86)
Total Amount Due:			\$25.04

Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #: 39057
Invoice Date: May 06, 2019
Invoice #: 285213ES
Due Date: May 29, 2019
Current Charges: \$262.90
Last Payment:
Payment Date:
Prior Balance Due: (\$237.86)
Total Amount Due: \$25.04
Amount Paid: **25.04**

Customer Information

Waterset Central CDD
Accounts Payable
5844 Old Pasco RD
Suite 100
Wesley Chapel, FL
33544-0000

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA
ABA #: 121000248
Acct Name: Florida Natural Gas
Account #: 2000036933330

Mail Payment To:

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 285213ES

Account Detail

Service Address:	7281 Paradiso Drive - Pool Heaters	City, State:	Apollo Beach, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221003734730

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	03/28/19 - 04/29/19	523.30	\$0.3810	\$199.38
Fuel	03/28/19 - 04/29/19	16.91	\$0.3810	\$6.44
Totals:		540.21		\$205.82

Transportation Charges				
Description		Units	Price	Cost
Transportation		523.30	\$0.0977	\$51.13
Totals:				\$51.13

Miscellaneous Charges				
Description				Cost
Customer Charge				\$5.95
Totals:				\$5.95

Taxes				
Description				Cost
Florida State Tax 100% Exempt				\$0.00
Hillsborough County Tax 100% Exempt				\$0.00
Totals:				\$0.00

Total Account Charges: \$262.90

Account Summary




New Charges Due Date 5/08/19
Billing Date 4/14/19
Account Number 813-741-0603-061118-5
PIN [REDACTED]
Previous Balance 481.69
Payments Received Thru 4/03/19 -481.69
Thank you for your payment!
Balance Forward .00
New Charges 483.14
Total Amount Due \$483.14

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Grant Phillips Date 4-29-2019
Date entered APR 29 2019
Fund 001 GL 57200 OC 4702
Check # _____

RECEIVED
APR 22 2019

BY: _____

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-  **Pay by Mail**

To Contact Us

-  **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter
-  **Call:** 1.800.921.8102  **Tech Support:** Frontier.com/helpcenter
-  **Email:** ContactBusiness@ftr.com

2,6

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 002570 12509 B 10 A



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

PAYMENT STUB

Total Amount Due \$483.14

New Charges Due Date 5/08/19

Account Number 813-741-0603-061118-5

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

Amount Enclosed \$ 483.14

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



51100981374106030611180000000000000000483145



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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.

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PAYING YOUR BILL

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

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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

IMPORTANT CONSUMER MESSAGES

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

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

SERVICE TERMS

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

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

CURRENT BILLING SUMMARY

Local Service from 04/14/19 to 05/13/19

Qty Description	813/741-0603.0	Charge
Basic Charges		
FTR Solutions for Business Unlimited		87.00
FTR Solutions for Business Addl Line Limited Pak		40.00
2 Acc Rec Chrg Multi-Ln Bus		7.44
2 Federal Subscriber Line Charge		16.96
Partial Month Charges-Detailed Below		-5.00
Federal Excise Tax		.73
Federal USF Recovery Charge		4.58
FCA Long Distance - Federal USF Surcharge		2.82
FL State Communications Services Tax		7.60
FL State Gross Receipts Tax		3.87
County Communications Services Tax		8.30
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		175.30
Non Basic Charges		
Business FiOS Internet 300/300		274.99
Other Charges-Detailed Below		15.86
Partial Month Charges-Detailed Below		-159.99
Federal Excise Tax		.30
FCA Long Distance - Federal USF Surcharge		1.62
FL State Communications Services Tax		-.42
FL State Gross Receipts Tax		-.21
County Communications Services Tax		-.45
Total Non Basic Charges		131.70
Video		
5 FiOS TV Standard Set-Top Box		55.00
FiOS TV - Business Preferred Public		99.99
Other Charges-Detailed Below		6.00
FCC Regulatory Recovery Fee		.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
Total Video		185.54
Toll/Other		
Other Charges-Detailed Below		4.99
Partial Month Charges-Detailed Below		-12.00
FCA Long Distance - Federal USF Surcharge		-1.32
FL State Communications Services Tax		-.41
FL State Gross Receipts Tax		-.21
County Communications Services Tax		-.45
Total Toll/Other		-9.40

TOTAL 483.14

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	4/14	5.99
1 Regional Sports Fee	AUTOCH	4/14	6.00
1 Frontier Road Work Recovery Surcharge	AUTOCH	4/14	1.25
1 Federal Primary Carrier Multi Line Charge	AUTOCH	4/14	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	4/14	4.99
813/741-0603 Subtotal			22.54
1 Federal Primary Carrier Multi Line Charge	AUTOCH	4/14	4.31
813/741-0604 Subtotal			4.31
Partial Month Charges			
LD Discount Freedom Bus	PROMOTION	4/14 5/13	-7.00
CustoDiscount Sol for Bus	PROMOTION	4/14 5/13	-20.00
Internet Term Credit 1Yr	PROMOTION	4/14 5/13	-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 \$156.61 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.

Effective March 24, 2019, your Business High Speed Internet Fee increased \$2.00 per month. 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.





WATERSET CENTRAL CDD

Date of Bill

Account Number

Page 4 of 4

4/14/19

813-741-0603-061118-5

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	4/14 5/13	-5.00
PROMOTION	4/14 5/13	-5.00
		Subtotal
		-10.00

Subtotal -150.14

RECEIVED
MAY 23 2019

Date Rec'd Dist Office BY: _____

DM Approval Grant Phillips

Date Entered MAY 24 2019

Important Information




Fund 001 57200 GL CC 4702

Beginning with this bill, your promotional pricing has ended. Now is a great time to review your account for savings. Please call customer service at 1-855-539-7981.

Account Summary

New Charges Due Date	6/07/19
Billing Date	5/14/19
Account Number	813-741-0603-061118-5
PIN	██████████
Previous Balance	483.14
Payments Received Thru 5/08/19	-483.14
Thank you for your payment!	
Balance Forward	.00
New Charges	484.64
Total Amount Due	\$484.64

Protect your vital business data with Frontier Secure.

-  **Protect**
Helps protect your computers and mobile devices against viruses and malware.
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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
 **Call:** 1.800.921.8102  **Tech Support:** Frontier.com/helpcenter
 **Email:** ContactBusiness@ftr.com

2,6

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 005360 42475 B 23 A



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

PAYMENT STUB
Total Amount Due

\$484.64

New Charges Due Date 6/07/19
Account Number 813-741-0603-061118-5
Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$ **484.64**

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



9110028137410603061118000000000000000000484645



Your customers want to text you. Let them.

Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

Don't go it alone. Call or text (888) 511-0507 | frontiertexting.com/getstarted

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

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

PAYING YOUR BILL

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

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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

IMPORTANT CONSUMER MESSAGES

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

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

SERVICE TERMS

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

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

CURRENT BILLING SUMMARY

Local Service from 05/14/19 to 06/13/19

Qty Description	813/741-0603.0	Charge
Basic Charges		
FTR Solutions for Business Unlimited		87.00
FTR Solutions for Business Addl Line Limited Pak		40.00
2 Acc Rec Chrg Multi-Ln Bus		7.44
2 Federal Subscriber Line Charge		16.96
Partial Month Charges-Detailed Below		-5.00
Federal Excise Tax		.73
Federal USF Recovery Charge		4.58
FCA Long Distance - Federal USF Surcharge		2.82
FL State Communications Services Tax		7.60
FL State Gross Receipts Tax		3.87
County Communications Services Tax		8.30
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		175.30
Non Basic Charges		
Business FiOS Internet 300/300		274.99
Other Charges-Detailed Below		15.86
Partial Month Charges-Detailed Below		-158.49
Federal Excise Tax		.30
FCA Long Distance - Federal USF Surcharge		1.62
FL State Communications Services Tax		-.42
FL State Gross Receipts Tax		-.21
County Communications Services Tax		-.45
Total Non Basic Charges		133.20
Video		
5 FiOS TV Standard Set-Top Box		55.00
FiOS TV - Business Preferred Public		99.99
Other Charges-Detailed Below		6.00
FCC Regulatory Recovery Fee		.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
Total Video		185.54
Toll/Other		
Other Charges-Detailed Below		4.99
Partial Month Charges-Detailed Below		-12.00
FCA Long Distance - Federal USF Surcharge		-1.32
FL State Communications Services Tax		-.41
FL State Gross Receipts Tax		-.21
County Communications Services Tax		-.45
Total Toll/Other		-9.40

TOTAL 484.64

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	5/14	5.99
1 Regional Sports Fee	AUTOCH	5/14	6.00
1 Frontier Road Work Recovery Surcharge	AUTOCH	5/14	1.25
1 Federal Primary Carrier Multi Line Charge	AUTOCH	5/14	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	5/14	4.99
813/741-0603 Subtotal			22.54
1 Federal Primary Carrier Multi Line Charge	AUTOCH	5/14	4.31
813/741-0604 Subtotal			4.31
Partial Month Charges			
LD Discount Freedom Bus	PROMOTION	5/14 6/13	-7.00
CustoDiscount Sol for Bus	PROMOTION	5/14 6/13	-20.00
Internet Term Credit 1Yr	PROMOTION	5/14 6/10	-125.99
Bus MTM Promo	PROMOTION	6/11 6/13	-12.50

CUSTOMER TALK

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

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





WATERSET CENTRAL CDD
Date of Bill
Account Number

Page 4 of 4

5/14/19

813-741-0603-061118-5

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

Order Number	Effective Dates	
		Subtotal -165.49
PROMOTION	5/14 6/13	-5.00
PROMOTION	5/14 6/13	-5.00
		Subtotal -10.00

Subtotal -148.64

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Waterset Central Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Invoice No. 18012
Date 04/09/2019

SERVICE	AMOUNT
Expenses for confirms	\$ 23.00
Current Amount Due	\$ 23.00

Date Rec'd Rizzetta & Co., Inc. APR 11 2019
D/M approval Grant Phillips Date 4-25-2019
Date entered APR 19 2019
Fund 001 GL 51300 OC 3202
Check# _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
23.00	0.00	0.00	0.00	0.00	23.00

Payment due upon receipt.

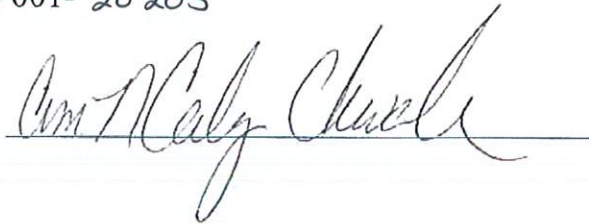
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 5/19/2019
Payable to: Hattie Strickland
Address: 6403 Blue Sail Lane
Apollo Beach, FL 33572
Description: Birthday Party - Rental Deposit Refund
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001- 20205

Approved by:



Date Rec'd Dist Office _____
DM Approval Grant Phillips
Date Entered MAY 24 2019
Fund 001 GL 20205 CC _____
Check # _____



Date	Invoice #
5/1/2019	143216

Property Information

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

Services for the month May 2019

Description		Qty	Rate	Amount
Monthly Ground Maintenance		1	2,805.00	2,805.00
<p style="text-align: right;">APR 30 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>5-6-2019</u></p> <p>Date entered <u>MAY 03 2019</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>46004</u></p> <p>Check # _____</p>				
			Total	\$2,805.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date	Payments/Credits
		Net 30	5/31/2019	Balance Due
				\$0.00
				\$2,805.00

Invoice

813-757-6500
813-757-6501

Date	Invoice #
4/30/2019	143357

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
Perform "initial clean-up" of Phase 5A-1: weed (manual and chemical), mow, edge, trim. Debris generated by clean-up will be taken off site for disposal. Approved via email by Rick Stevens: April 19, 2019 11:42 am. <div style="text-align: right;">MAY 09 2019</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Grant Phillips</u> Date <u>5-15-2019</u> Date entered <u>MAY 10 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1	1,600.00	1,600.00
Phase 5A-1		Total	\$1,600.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	5/30/2019
		Payments/Credits	\$0.00
		Balance Due	\$1,600.00

Invoice

Date	Invoice #
4/30/2019	143409

813-757-6500
813-757-6501

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
St Augustine Fertilization	1	190.00	190.00
Bahia Fertilization	1	120.00	120.00
Celebration Bermuda Fertilization	1	300.00	300.00
<p>Date Rec'd Dist Office <u>MAY 06 2019</u></p> <p>DM Approval <u>Grant Phillips</u></p> <p>Date Entered <u>MAY 10 2019</u></p> <p>Fund <u>001</u> GL <u>53900</u> CC <u>4604</u></p> <p>Check # _____</p>			

April 2019		Total	\$610.00
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	5/30/2019	Balance Due \$0.00

Invoice

Date	Invoice #
4/30/2019	143410

813-757-6500
813-757-6501

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 Dist Office <u>MAY 06 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>MAY 10 2019</u> Fund <u>001</u> GL <u>53900</u> CC <u>4604</u> Check # _____	1	170.00	170.00
April 2019		Total	\$170.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	5/30/2019	Balance Due
			\$0.00
			\$170.00



Landscape
Maintenance
Professionals, Inc.SM

PO Box 267

813-757-6501

Invoice

Date	Invoice #
5/8/2019	143458

Bill To:

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

Property Information

Property Information

Estimate #**Work Order #****PO / PA #**

Description		Qty	Rate	Amount
Perform landscape maintenance functions at Waterset Central CDD "Phase 5A-1 from April 20, 2019 to May 10 2019." (does not include irrigation maintenance) Approved via email by Rick Stevens: April 19, 2019 11:42 am. Date Rec'd Dist Office <u>MAY 09 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>MAY 10 2019</u> Fund <u>001</u> GL <u>53900</u> cc <u>4604</u> Check # _____		1	6,440.00	6,440.00
			Total	\$6,440.00
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	6/7/2019	Balance Due
				\$0.00
				\$6,440.00

Invoice

Date	Invoice #
5/9/2019	143490

813-757-6500
813-757-6501

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

Property Information

Services for the month April 2019

Description	Qty	Rate	Amount
Addendum 1 - Amenity Center and POA	0.73	2,505.00	1,828.65
Addendum 2 - Phase 5A-1	0.73	4,585.00	3,347.05
<div style="text-align: right;">MAY 09 2019</div> Date Rec'd Dist Office _____ DM Approval <u>Grant Phillips</u> Date Entered <u>MAY 10 2019</u> Fund <u>001</u> GL <u>53900</u> CC <u>4604</u> Check # _____			
Total			\$5,175.70
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	6/8/2019	Balance Due
			\$0.00
			\$5,175.70



Landscape Maintenance Professionals

PO Box 267

Credit Memo

Date	Credit No.
5/9/2019	143491

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

		P.O. No.	Project
			WATERSET CE...
Description	Qty	Rate	Amount
Irrigation Credit	-1	212.90	-212.90
Date Rec'd Dist Office <u>MAY 09 2019</u>			
DM Approval <u>Grant Phillips</u>			
Date Entered <u>MAY 10 2019</u>			
Fund <u>001</u> GL <u>53900</u> cc <u>4609</u>			
Check # _____			
		Total	-\$212.90
		Invoices	\$0.00
		Balance Due	-\$212.90

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 04/28/2019
Payable to Lisa Erkens
Address: 7310 Meeting House Lane
Apollo Beach, FL 33572
Description: Rental Deposit Refund
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001- 20205

Approved by:



Date Rec'd Rizzetta & Co., Inc. MAY - 1 2019
D/M approval Grant Phillips Date 5-15-2019
Date entered MAY 10 2019
Fund 001 GL 20205 OC _____
Check # _____

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 4/24/2019
Payable to: Matthew West
Address: 7206 Hourglass Dr
Apollo Beach, FL 33572
Description: Rental Deposit Refund
Requestor: Ann Caley
Special Instructions:
1) Code to 001- 20205

Approved by:

Ann M Caley Chandler

MAY - 1 2019

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

D/M approved Grant Phillips Date 5-6-2019

Date entered MAY 03 2019

Fund 001 GL 20205 OC _____

Check # _____

Meadow Sales and Marketing Inc.

Invoice3828 Newhaven Lake Drive
Wellington, FL 33449

DATE	INVOICE #
5/9/2019	2019-215

BILL TO
WATERSET CDD C/O RIZZETTA 7281 PARADISO DRIVE APOLLO BEACH, FL. 33572 ATTN: B. MAZZONI

SHIP TO
WATERSET CDD C/O RIZZETTA 7281 PARADISO DRIVE APOLLO BEACH, FL. 33572

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			5/9/2019			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
24	T474	SPORT TEK DRI MESH POLO WITH WATERSET LOGO EMBROIDERY	24.00	576.00
		BLACK 6 MEDIUM 6 LARGE ROYAL 6 LARGE 6 EXTRA LARGE		
27	L469	LADIES DRI-MESH V NECK KNIT SHIRT WITH WATERSET LOGO EMBROIDERY	21.00	567.00
		ROYAL 12 MEDIUM 6 EXTRA LARGE BLACK 6 MEDIUM 3 EXTRA LARFE		
	FREIGHT	FREIGHT FROM WAREHOUSE TO EMBROIDERER	26.42	26.42
	FREIGHT	FREIGHT FROM EMBROIDERER TO WATERSET APOLLO BEACH	23.74	23.74
		TAX EXEMPT CORPORATION		
		Wateraset Central \$ 748.09 Wateraset North \$ 445.07		

Date Rec'd Dist Office

INVOICE SENT

DM Approval

Grant Phillips
MAY 24 2019

Date Entered

Fund 001 GL 57200 CC 4619

Check #

Total

\$1,193.16

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617242
DATE: 4/15/2019

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

DUE DATE	RENTAL PERIOD
5/18/2019	

RECEIVED
APR 22 2019

BY:

PMT NUMBER	DESCRIPTION	AMOUNT
12	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>4-29-2019</u> Date entered <u>APR 29 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>4725</u>	1,323.91

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
0617242	5/18/2019	\$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: 0617278
DATE: 5/15/2019

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

Date Rec'd Dist Office _____

DM Approval Grant Phillips

Date Entered MAY 24 2019

Fund 001 GL 51200 CC 4725

Check # _____

DUE DATE	RENTAL PERIOD
6/18/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
13	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment. RECEIVED MAY 23 2019 BY:	1,323.91

TOTAL DUE

\$1,323.91

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617278	6/18/2019	\$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



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: 5/7/19

Account Number: 12545

Invoice Number: 176895

Previous Balance: \$0.00

Commercial General Pests \$85.00

Sales Tax: \$0.00

Service Amount: \$85.00

Check / Cash:

Technician(s): KP/SUN

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 type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input checked="" 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 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	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: _____

Date Rec'd Dist Office

MAY 08 2019

DM Approval

Grant Phillips

Date Entered

MAY 10 2019

Fund 001

GL 57200

cc 4614

Check # _____



NVIROTECT
PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Wildlife 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: 5-22-19

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: 177632

Previous Balance: \$0.00

Commercial Rodent Control \$389.00

Sales Tax: \$0.00

Service Amount: \$389.00

Check /Cash: _____

Technician(s): Tyler

Treatment Area	Structure	Type of Service	
<input type="checkbox"/> Attic	<input type="checkbox"/> Bank	<input type="checkbox"/> Anti Microbial Treatment	<input type="checkbox"/> Stinging Insect Elimination
<input type="checkbox"/> Garage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Attic Restoration	<input type="checkbox"/> Wildlife Trapping
<input checked="" type="checkbox"/> Office Space	<input type="checkbox"/> Medical	<input type="checkbox"/> Bat Eviction	<input type="checkbox"/> _____
<input type="checkbox"/> Perimeter	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Bird Spiking	
<input type="checkbox"/> Roof	<input type="checkbox"/> Residence	<input type="checkbox"/> Exclusionary Service	
	<input type="checkbox"/> Retail	<input type="checkbox"/> Ground Trapping	
		<input type="checkbox"/> Rodent Management	
		<input type="checkbox"/> Sonar System	

Targeted Pest		Treatment / Materials	
<input type="checkbox"/> Armadillos	<input checked="" type="checkbox"/> Rats	<input type="checkbox"/> Air Sponge Canisters	<input checked="" type="checkbox"/> Steel Wool
<input type="checkbox"/> Bats	<input checked="" type="checkbox"/> Rodents	<input type="checkbox"/> CM Rodent GB	<input checked="" type="checkbox"/> T-Rex Rat Snap Traps
<input type="checkbox"/> Bees	<input type="checkbox"/> Snakes	<input type="checkbox"/> CM Snap Traps	<input type="checkbox"/> Victor Mouse Glue Boards
<input type="checkbox"/> Birds	<input type="checkbox"/> Squirrels	<input type="checkbox"/> Contrac Rodent Bait	<input type="checkbox"/> Victor Tin Cat Clear Lid
<input type="checkbox"/> Hornets	<input type="checkbox"/> Yellow Jackets	<input type="checkbox"/> DSY	<input type="checkbox"/> Victor Tin Cat Solid Lid
<input type="checkbox"/> Mice	<input type="checkbox"/> _____	<input type="checkbox"/> Final Rodent Bait	<input type="checkbox"/> Victor Wooden Snap Traps
<input type="checkbox"/> Opossums		<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Wasp Freeze
<input type="checkbox"/> Paper Wasps		<input type="checkbox"/> Insulation	
<input type="checkbox"/> Raccoons		<input type="checkbox"/> LP Glue Boards	
		<input type="checkbox"/> LP Tin Cats	
		<input type="checkbox"/> Odor Remover Bags	
		<input type="checkbox"/> Pest Block Expansion Foam	
		<input type="checkbox"/> Rodent Bait Stations	
		<input type="checkbox"/> Snake Away	

MAY 23 2019

Date Rec'd Dist Office _____

DM Approval

Grant Phillips
MAY 24 2019

Date Entered _____

Fund

001 GL 57200 CC 4614

Check # _____

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

Ask us about Automatic Payments or Paperless Billing.

Instructions:

Set traps

LEHACAD | SR 000 / 76 TNNNNNNNNNN NNN 001 001 001555 21149532.1

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

Invoice

Date	Invoice #
5/1/2019	INV0000040249

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of		Terms		Client Number	
May		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>APR 24 2019</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>Grant Phillips</u> Date <u>4-29-2019</u></div> <div>Date entered <u>APR 29 2019</u></div> <div>Fund <u>See above</u> GL _____ OC _____</div> <div>Check # _____</div>					
Subtotal				\$3,850.00	
Total				\$3,850.00	

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

Invoice

Date	Invoice #
5/7/2019	INV0000040406

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00168

Description	Qty	Rate	Amount
SERC for boundary amendment petition	1.00	\$5,000.00	\$5,000.00
<div>Date Rec'd Dist Office <u>MAY 07 2019</u></div> <div>DM Approval <u>Grant Phillips</u></div> <div>Date Entered <u>MAY 10 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> CC <u>4903</u></div> <div>Check # _____</div>			
Subtotal			\$5,000.00
Total			\$5,000.00

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
5/1/2019	INV0000004320

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
May		Net 20	00168
Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: right;">APR 24 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Grant Phillips</u> Date <u>4-29-2019</u></p> <p>Date entered <u>APR 29 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
Subtotal			\$175.00
Total			\$175.00

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 5/11/2019
Payable to: Sarah Royal
Address: 6307 Lantern View Pl
Apollo Beach, FL 33572
Description: Rental Deposit Refund
Requestor: Ann Caley
Special Instructions:

Approved by:



Date Rec'd Dist Office _____

DM Approval 
MAY 17 2019

Date Entered _____

Fund 001 GL 20205 CC _____

Check # _____

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
5/1/2019	5302

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

RECEIVED
MAY 01 2019
BY:

P.O. No.	Terms	Project
May 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.	1,850.00	1,850.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approved Grant Phillips Date 5-6-2019
Date entered MAY 03 2019
Fund 001 GL 57200 OC 4625
Check # _____

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,850.00

RECEIVED
MAY - 8 2019

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

BY:

Statement Date: 05/03/2019
Account: 221003491596

Current month's charges:	\$5,742.88
Total amount due:	\$5,742.88
Payment Due By:	05/24/2019

Your Account Summary

Previous Amount Due	\$4,032.23
Payment(s) Received Since Last Statement	-\$4,032.23
Current Month's Charges	\$5,742.88
Total Amount Due	\$5,742.88

Date Rec'd Dist Office

DM Approval Grant Phillips

Date Entered MAY 10 2019

Fund 007 GL 53100 CC ✓

Check #

4301-681.49
4304-1,180.47
4307-3,880.92



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

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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:	\$5,742.88
Total amount due:	\$5,742.88
Payment Due By:	05/24/2019
Amount Enclosed	\$ 5742.88

604469603941

00002307 02 AB 0 40 33544 FTECO105041903273610 00000 06 01000000 001 09 36284 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

6044696039412210034915960000005742880

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 ChoicesSM – 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 EnergySM – 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^{*} – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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.

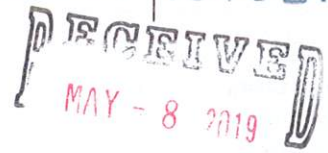
Por favor, visite tampaelectric.com para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 221003491596
Statement Date: 05/03/2019
Current month's charges due 05/24/2019



ET:

Details of Charges – Service from 03/30/2019 to 05/01/2019

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	05/01/2019	55,883		42,841		13,042 kWh	1	33 Days
C16057	05/01/2019	31.37		0		31.37 kW	1	33 Days

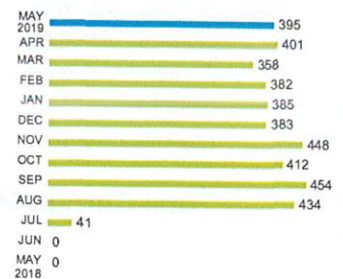
Basic Service Charge		\$30.24
Demand Charge	31 kW @ \$10.59000/kW	\$328.29
Energy Charge	13,042 kWh @ \$0.01596/kWh	\$208.15
Fuel Charge	13,042 kWh @ \$0.03227/kWh	\$420.87
Capacity Charge	31 kW @ -\$0.03000/kW	-\$0.93
Energy Conservation Charge	31 kW @ \$1.17000/kW	\$36.27
Environmental Cost Recovery	13,042 kWh @ \$0.00220/kWh	\$28.69
Florida Gross Receipt Tax		\$26.96
Electric Service Cost		\$1,078.54
State Tax		\$101.93

Total Electric Cost, Local Fees and Taxes

\$1,180.47

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Details of Charges – Service from 03/30/2019 to 05/01/2019

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

Rate Schedule: General Service Demand - Standard

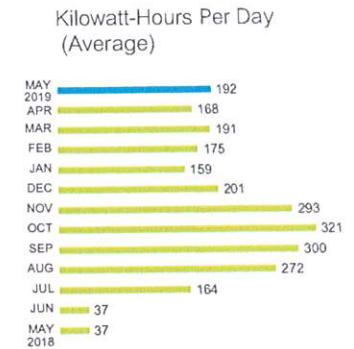
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16276	05/01/2019	25,654		19,333		6,321 kWh	1	33 Days
C16276	05/01/2019	21.96		0		21.96 kW	1	33 Days



Details of Charges – Service from 03/30/2019 to 05/01/2019 *continued*

Basic Service Charge		\$30.24
Demand Charge	22 kW @ \$10.59000/kW	\$232.98
Energy Charge	6,321 kWh @ \$0.01596/kWh	\$100.88
Fuel Charge	6,321 kWh @ \$0.03227/kWh	\$203.98
Capacity Charge	22 kW @ -\$0.03000/kW	-\$0.66
Energy Conservation Charge	22 kW @ \$1.17000/kW	\$25.74
Environmental Cost Recovery	6,321 kWh @ \$0.00220/kWh	\$13.91
Florida Gross Receipt Tax		\$15.57
Electric Service Cost		\$622.64
State Tax		\$58.85
Total Electric Cost, Local Fees and Taxes		\$681.49

Tampa Electric Usage History



Details of Charges – Service from 03/29/2019 to 04/29/2019

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	2012 kWh @ \$0.02904/kWh	\$58.43
Fixture & Maintenance Charge	104 Fixtures	\$1315.10
Lighting Pole / Wire	104 Poles	\$2134.84
Lighting Fuel Charge	2012 kWh @ \$0.03194/kWh	\$64.26
Florida Gross Receipt Tax		\$3.15
State Tax		\$305.14
Lighting Charges		\$3,880.92

Total Current Month's Charges

\$5,742.88

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

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

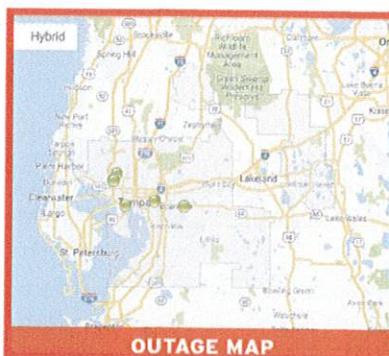
* Message and data rates may apply.

Report a power outage

Use any of these convenient options:

- Log into tecoaccount.com and report your outage with one click; or
- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

* If the phone number you enter is not recognized in our system, you may text **OUT** followed by your account number or meter number.



Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.

Visit our storm safety page

Visit tampaelectric.com/stormsafety for information on our restoration process, safety and preparedness tips and more.



TECO42219





RECEIVED
MAY - 8 2019

ACCOUNT INVOICE

peoplesgas.com



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

BY:

Statement Date: 05/03/2019
Account: 221003734730

Current month's charges:	\$219.15
Total amount due:	\$219.15
Payment Due By:	05/24/2019

Your Account Summary

Previous Amount Due	\$340.20
Payment(s) Received Since Last Statement	-\$340.20
Current Month's Charges	\$219.15
Total Amount Due	\$219.15

Date Rec'd Dist Office _____

DM Approval Grant Phillips

Date Entered MAY 10 2019

Fund 001 GL 53200 CC 4304

Check # _____

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business 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 or peoplesgas.com/811.

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

Hot baths, warm towels and perfect meals.
Plus cash-back rebates when you upgrade
existing or install new natural gas appliances.

Love Natural Gas

peoplesgas.com/rebates

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:	\$219.15
Total amount due:	\$219.15
Payment Due By:	05/24/2019

Amount Enclosed \$ 219.15

630395490330



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

630395490330221003734730000000219156



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

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.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 INVOICE

f t p g+ You Tube in

RECEIVED
MAY - 8 2019

Account: 221003734730
Statement Date: 05/03/2019
Current month's charges due 05/24/2019

BY:

Details of Current Month's Charges – Service from - 03/30/2019 to 04/30/2019

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	04/30/2019	5,227		4,776		451 CCF		1.039		1.1168	523.3 Therms	32 Days

Customer Charge

\$33.26

Distribution Charge

523.3 THMS @ \$0.30790

\$161.12

Swing Service Charge

523.3 THMS @ \$0.02080

\$10.88

Florida Gross Receipts Tax

\$13.89

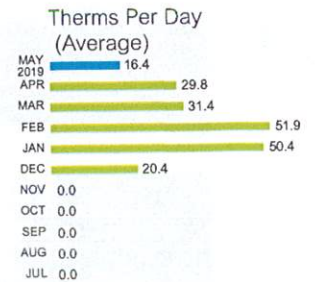
Natural Gas Service Cost

\$219.15

Total Current Month's Charges

\$219.15

Peoples Gas Usage History



00002307-0004616-Page 13 of 14

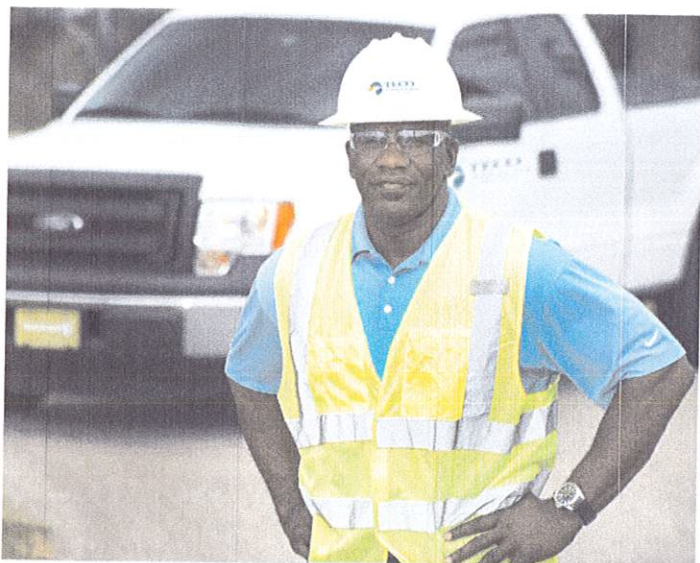


Are you ready?

It's time to prepare for hurricane season



As the largest natural gas distribution utility in the state, we love living and working in Florida as much as you do. And we know a thing or two about hurricane season, which runs from June 1 through Nov. 30. In fact, Peoples Gas works year-round to be sure we're ready for all types of severe weather. We're committed to the safety of our pipelines and our people, and we urge you – our customers – be prepared and learn more about being safe in the event of a major storm.



Get ready

Visit peoplesgas.com/stormsafety for helpful guidance and safety tips. There's even a handy brochure you can download and print. Be sure to check out our restoration video to learn more about how we restore service after a natural gas outage.

Your natural gas service

Even if you're evacuating, there's no need for you to turn off your natural gas service at the meter. Your service will likely operate uninterrupted throughout the storm. If you'd like, you may choose to turn off gas to individual appliances at the supply valve near each unit.

The valve at the main meter should be turned on or off only by qualified Peoples Gas representatives or emergency personnel. Should you have questions or difficulty relighting pilot lights, call your plumber or a qualified appliance service contractor. Visit the Appliance Sales and Service section at peoplesgas.com/residential/services to learn more about contractors and technicians in your area.

Call before you dig

After severe weather, your yard may sustain damage from fallen trees. Remember to call **8-1-1** to have underground utilities marked for free before you dig up tree roots. They're often growing near natural gas pipes or other buried utility lines. Calling two business days before digging gives utilities enough time to mark your yard with flags or paint, making it easier for you to dig safely.

Smell gas?

If you smell the odor of rotten eggs near your home or business, a gas line may be damaged or leaking. Immediately move to a safe location and call **877-TECO-PGS (877-832-6747)**. We're ready to handle your emergency 24/7.

Plan ahead

While we can't predict the weather, we know that planning ahead can make a big difference in how we all respond to a storm. Let's work together to get ready.



RECEIVED
MAY - 8 2019

ACCOUNT INVOICE

peoplesgas.com



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

BY:

Statement Date: 05/03/2019
Account: 221004023737

Current month's charges:	\$36.10
Total amount due:	\$36.10
Payment Due By:	05/24/2019

Your Account Summary

Previous Amount Due	\$37.54
Payment(s) Received Since Last Statement	-\$37.54
Current Month's Charges	\$36.10
Total Amount Due	\$36.10

Date Rec'd Dist Office _____

DM Approval Grant Phillips

Date Entered MAY 10 2019

Fund 001 GL 53200 CC 4304

Check # _____

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

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business 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 or peoplesgas.com/811.

Hot baths, warm towels and perfect meals.
Plus cash-back rebates when you upgrade existing or install new natural gas appliances.

Love Natural Gas

peoplesgas.com/rebates

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:	\$36.10
Total amount due:	\$36.10
Payment Due By:	05/24/2019

Amount Enclosed \$ 36.10

688420113817



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

6884201138172210040237370000000036108



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

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.

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ACCOUNT INVOICE



Account: 221004023737
Statement Date: 05/03/2019
Current month's charges due 05/24/2019

Details of Current Month's Charges – Service from - 03/30/2019 to 04/30/2019

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	04/30/2019	4		4		0 CCF		1.039		1.0000		0.0 Therms	32 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)

MAY 2019 0.0
APR 0.0
MAR 0.0
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

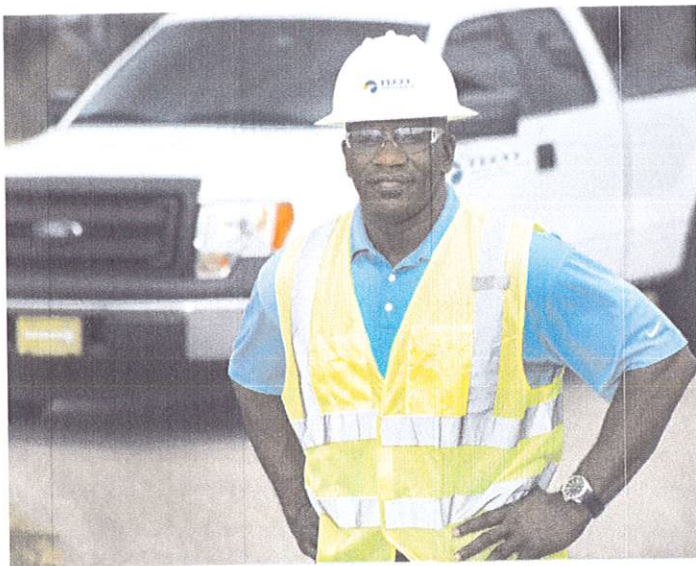


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As the largest natural gas distribution utility in the state, we love living and working in Florida as much as you do. And we know a thing or two about hurricane season, which runs from June 1 through Nov. 30. In fact, Peoples Gas works year-round to be sure we're ready for all types of severe weather. We're committed to the safety of our pipelines and our people, and we urge you – our customers – be prepared and learn more about being safe in the event of a major storm.



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Your natural gas service

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The valve at the main meter should be turned on or off only by qualified Peoples Gas representatives or emergency personnel. Should you have questions or difficulty relighting pilot lights, call your plumber or a qualified appliance service contractor. Visit the Appliance Sales and Service section at peoplesgas.com/residential/services to learn more about contractors and technicians in your area.

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If you smell the odor of rotten eggs near your home or business, a gas line may be damaged or leaking. Immediately move to a safe location and call **877-TECO-PGS (877-832-6747)**. We're ready to handle your emergency 24/7.

Plan ahead

While we can't predict the weather, we know that planning ahead can make a big difference in how we all respond to a storm. Let's work together to get ready.



WATERSET CENTRAL CDD POOL HEATERS
7302 PARADISO DR
APOLLO BEACH, FL 33572

Statement Date: 05/03/2019
Account: 221006521464

Current month's charges:	\$21.60
Total amount due:	\$21.60
Payment Due By:	05/24/2019

Your Account Summary

Previous Amount Due	\$21.49
Payment(s) Received Since Last Statement	-\$21.49
Current Month's Charges	\$21.60
Total Amount Due	\$21.60

RECEIVED

MAY 03 2019

/M approval Grant Phillips Date 5-15-2019
ate entered MAY 10 2019
und 001 GL 53100 OC 4301
back #



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

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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:	\$21.60
Total amount due:	\$21.60
Payment Due By:	05/24/2019

Amount Enclosed \$ 21.60

620518962529

00003145 02 AB 0 40 33625 FTECO105041903273610 00000 06 01000000 003 09 37122 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

6205189625292210065214640000000021603

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 221006521464
Statement Date: 05/03/2019
Current month's charges due 05/24/2019

Details of Charges – Service from 03/30/2019 to 04/30/2019

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	04/30/2019	26		14		12 kWh	1	32 Days

Basic Service Charge

Energy Charge

Fuel Charge

Florida Gross Receipt Tax

Electric Service Cost

State Tax

Total Electric Cost, Local Fees and Taxes

\$18.14

12 kWh @ \$0.05916/kWh

\$0.71

12 kWh @ \$0.03227/kWh

\$0.39

\$0.49

\$19.73

\$1.87

\$21.60

Total Current Month's Charges

\$21.60

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

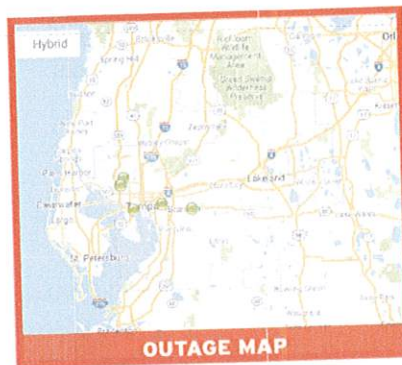
* Message and data rates may apply.

Report a power outage

Use any of these convenient options:

- Log into tecoaccount.com and report your outage with one click; or
- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

** If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number.*



Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

Visit tampaelectric.com/stormsafety for information on our restoration process, safety and preparedness tips and more.



TECO42219

WATERSET CENTRAL CDD POOL HEATERS
6002 COVINGTON GARDEN DR S
APOLLO BEACH, FL 33572

Statement Date: 05/03/2019
Account: 221006546453

Current month's charges:	\$21.71
Total amount due:	\$21.71
Payment Due By:	05/24/2019

Your Account Summary

Previous Amount Due	\$21.91
Payment(s) Received Since Last Statement	-\$21.91
Current Month's Charges	\$21.71
Total Amount Due	\$21.71

RECEIVED

5-15-2019

Approval Grant Phillips Date MAY 10 2019
Rate enterer 001 GL 53100 OC 4301



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

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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:	\$21.71
Total amount due:	\$21.71
Payment Due By:	05/24/2019

Amount Enclosed \$ 21.71

620518962530

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

6205189625302210065464530000000021712

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 para ver esta información en español.

Account: 221006546453
 Statement Date: 05/03/2019
 Current month's charges due 05/24/2019

Details of Charges – Service from 03/30/2019 to 04/29/2019

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	04/29/2019	31		18		13 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	13 kWh @ \$0.05916/kWh	\$0.77
Fuel Charge	13 kWh @ \$0.03227/kWh	\$0.42
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83
State Tax		\$1.88

Total Electric Cost, Local Fees and Taxes

\$21.71

Total Current Month's Charges

\$21.71

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003145-0006814-Page 7 of 8

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

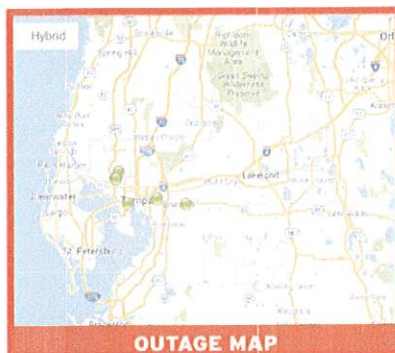
* Message and data rates may apply.

Report a power outage

Use any of these convenient options:

- Log into tecoaccount.com and report your outage with one click; or
- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

* If the phone number you enter is not recognized in our system, you may text **OUT** followed by your account number or meter number.



Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

Visit tampaelectric.com/stormsafety for information on our restoration process, safety and preparedness tips and more.



TECO42219

[illegible]

10017349200000000076359516040001876000

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Ordinance 17-25** was published in **Tampa Bay Times: 4/9/19, 4/16/19, 4/23/19, 4/30/19**, in said newspaper in the issues of **B Tampa**

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

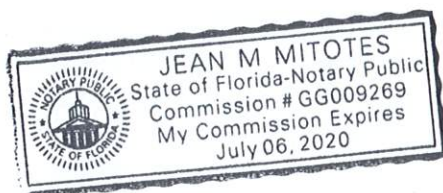
Signature of Affiant

Sworn to and subscribed before me this 04/30/2019.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING

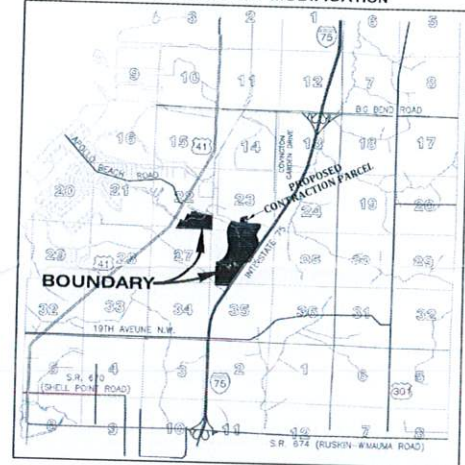
Hillsborough County Board of County Commissioners
for the Contracting of the Boundaries of
Waterset Central Community Development District

Date: May 7, 2019

Time: 9:00 a.m.

Location: County Commission Boardroom
County Center - Second Floor
601 East Kennedy Boulevard
Tampa, Florida 33602

LOCATION MAP WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION



NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF THE PETITION AND AN ORDINANCE AMENDING ORDINANCE NO. 17-25 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS: CONTRACTING THE BOUNDARIES OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 17-25 SHALL REMAIN EFFECTIVE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners (the "Board") beginning at 9:00 a.m. on May 7, 2019 in the Hillsborough County Center, Second Floor, 601 East Kennedy Boulevard, Tampa, Florida 33602, to consider a petition and the adoption of an ordinance to contract the boundaries of the Waterset Central Community Development District (the "District").

The existing Waterset Central Community Development District is located in south Hillsborough County south of Big Bend Road, east of U.S. 41, and west of Interstate 75 as depicted on the map above. As contracted, the District would comprise approximately 405,565 acres, more or less. The District has proposed to contract the District boundaries, and will construct, operate, and maintain infrastructure and community facilities as authorized for community development districts under Florida law, which may include, and is not limited to, water management, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government.

Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the Clerk of the Board of County Commissioners for Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

All interested parties and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings, and for that purpose may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED INDIVIDUALS: In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation or an interpreter to participate in the hearing should contact the Citizens Service Center at (813) 272-5900 or hearing/voice impaired call 711, at least forty-eight (48) hours prior to the date of the meeting.

Waterset Central CDD
Grant Phillips, District Manager

Published: 04-09-2019, 04-16-2019, 04-23-2019, 04-30-2019

[illegible]

[illegible]

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

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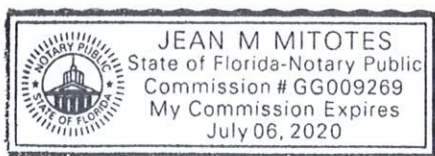
Signature of Affiant

Sworn to and subscribed before me this 04/30/2019.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

**NOTICE OF PUBLIC HEARING**

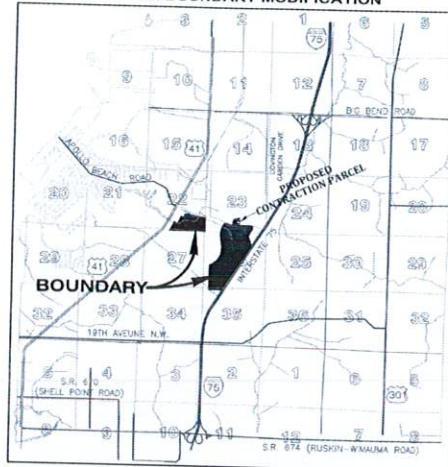
Hillsborough County Board of County Commissioners
for the Contraction of the Boundaries of
Waterset Central Community Development District

Date: May 7, 2019

Time: 9:00 a.m.

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County Center - Second Floor
601 East Kennedy Boulevard
Tampa, Florida 33602

**LOCATION MAP
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
AFTER BOUNDARY MODIFICATION**



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Waterset Central CDD
Grant Phillips, District Manager

Published: 04-09-2019, 04-16-2019, 04-23-2019, 04-30-2019

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

Limit \$1,500.00
April & May 2019

5/16/2019

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

Attach all receipts to this form.

				Clubhouse Fitness Equipment	Clubhouse Facility Supplies	Clubhouse Maintenance & Repairs	Clubhouse Cleaning	Clubhouse Security	Clubhouse Office Supplies
				001-57200- 4614	001-57200- 4619	001-57200- 4701	001-57200- 4707	001-57200- 4712	001-57200- 5101
Date	Vendor Name	Description	Amount						
04/25/19	Sam's Club	Clubhouse & Office Supplies	(204.66)		(146.74)				(57.92)
04/29/19	Lowe's	Keys for Janitor	(4.76)		(4.76)				
04/30/19	Netbrands Media Corp	Lanyards for Badges	(562.70)					(562.70)	
05/02/19	Sam's Club	Office Keyboard, Cleaning Supplies, Vacuum	(327.82)	(259.98)			(47.86)		(19.98)
05/09/19	Mighty Hauling	Dumpster for Trash Removal	(225.00)			(225.00)			
05/13/19	Sam's Club	Cleaning Supplies	(142.07)				(142.07)		
5/13/2019	Walmart	Water Cooler	(97.00)		(97.00)				
	TOTAL	001-10102	(1,564.01)	(259.98)	(248.50)	(225.00)	(189.93)	(562.70)	(77.90)

DM Approval:

Grant Phillips

5-15-2019

Date:

Waterset *Central* CDD

Clubhouse Debit Card

Date: 4/25/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$146.74
Office Supplies	001-57200-5101	\$57.92
Misc	001-57200-4735	
Receipt Total		\$204.66

4/25/19

Description of purchase: _____

Maintenance & Restroom supplies \$146.74
Office supplies - \$57.92

SAH'S CLUB
Self Checkout

CLUB MANAGER LEE GALLIGHER
(813) 371 - 2394

04/25/19 09:14 2512 04801 092 9092

WATERSSET

988335	33GAL PG	15.48	E
988335	33GAL PG	15.48	E
988335	33GAL PG	15.48	E
980143632	13GAL TRSH	14.98	E
454270	LYSOL 4 PAC	16.98	E
353870	LOOPEE-END	7.98	E
662368	POH TISSUE	20.68	E
502950	GARDEN HAT	14.48	E
502950	GARDEN HAT	14.48	E
502950	GARDEN HAT	14.48	E
502950	GARDEN HAT	14.48	E
980183270	VINYL GLV H	2.86	E
980183270	VINYL GLV H	2.86	E
46974	PAPER TOWEL	25.98	E
205566	MM BLEND HO	7.98	E
	SUBTOTAL	204.66	
	TOTAL	204.66	
	DEBIT TEND	204.66	
	CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY
204.66 TOTAL PURCHASE
DEBIT **** * 4045 I 1
NETWORK ID. 0090 APPR CODE 142588

DEBIT
AID A0000000042203
TC 774C9B87C1F3C1EC
*Pin Verified



Waterset ^{Central} . CDD

Clubhouse Debit Card

Date: 4/29/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	84.76
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$4.76

Description of purchase: _____

Keys for Janitorial



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

-- SALE --

SALES#: S1911AJ1 2399058 TRANS#: 10550604 04-29-19

71088 HM #68 SCHLAGE BRASS KEY 2.38
33281 HM #95 SCHLAGE 6-PIN BRAS 2.38

SUBTOTAL: 4.76

TOTAL TAX: 0.00

INVOICE 10296 TOTAL: 4.76

M/C: 4.76

M/C:XXXXXXXXXXXX4045 AMOUNT:4.76 AUTHCD:008406

CHIP REFID:191110502167 04/29/19 11:09:44

CUSTOMER CODE: 00

APL: DEBIT MASTERCARD TUR: 0000048000

ATD: A0000000041010 ISI: E800

STORE: 1911 TERMINAL: 10 04/29/19 11:10:29

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 \$300 WINNERS DRAWN MONTHLY! *
* ¡REGISTRESE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$300! *
* *
* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID # 10296 1911 119 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 1911 TERMINAL: 10 04/29/19 11:10:29

Waterset ^{Central} CDD

Clubhouse Debit Card

Date: ~~4/29~~ 4/30/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	562.70
Misc	001-57200-4735	
Receipt Total		\$ 562.70

Description of purchase:

Lanyards For Amenity
Badges - 1,000

Please split
expense

5/1/19 50/50 Between
North &
Central

\$ 281.35 - North
\$ 281.35 - Central

**Netbrands Media Corp.**

14550 Beechnut St.
Houston, TX 77083

INVOICE**Order #IM99A5CA4791**

Order Time: 04/30/19 9:25 AM

PO Number: N/A

Bill To

Waterset Cdd
9428 Camden Field Pkwy
Riverview, FL 33578
Email: bmazzoni@castlegroup.com

Ship To

Waterset Cdd
7012 Sail View Lane
Apollo Beach, FL 33572
Phone: (813) 677-2114

#	Order Items	Qty	Total
1	Custom Polyester Lanyards <ul style="list-style-type: none">• Style Type: Upload Design• Lanyard Type: Premium (Recommended / Most Popular) (+15.00%) [+0.07]• Size: 1 Inch• Length: Standard (36 Inches)• Number Of Imprint Colors: 1 Imprint Color• Imprint Color: White• Print Position: Outside Only• Attachment: Metal J-Hook (Silver)• Stitch Style: Sewing• Made In: USA [+0.10]• Artwork Type: Upload My Artwork• Artwork: Artworks/k1oihswhbplog6scnta• Proof Charge: Yes [+10.00]• Details:<ul style="list-style-type: none">• Color: Royal Blue - Qty: 1000• Estimated Delivery Date: Tuesday May 14, 2019 [+0.00] (STANDARD) (10) *	1000	\$662.00

* The selected delivery date is only an estimation assuming the order experiences no delay due to order waiting for approval, proof request, incomplete payment, or any other issue that needs to be confirmed and resolved.

** All checks require the order number to be written on the check's memo. Any check without the order number will be deposited but the order will not go in production until identified. Production will start after the check has cleared the bank and the order is identified.

*** Any address change or address correction requested after the order goes into the production might not be guaranteed and requires an additional charge of \$35, which will also be automatically charged to the original payment form if the shipping carriers receive the address updates directly from the customer.

**** By approving your order and the invoice, you have agreed to our Terms & Conditions.

SUBTOTAL	\$662.00
HANDLING & FEES	\$0.00
SALES TAX (TX ONLY)	\$0.00
COUPON DISCOUNT	-\$99.30
ORDER TOTAL	\$562.70

#	Transaction Date	Type	Reason	Amount	Reference
1	4/30/19 9:26 AM	CHARGE	Order	\$562.70	Master x-4045

Waterset *Central* CDD

Clubhouse Debit Card

Date: 5/2/19

Completed By: B. Mazzone

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$307.84
Office Supplies	001-57200-5101	19.98
Misc	001-57200-4735	
Receipt Total		\$327.82

Description of purchase: Office - Keyboard
Vacuum / Paper goods - Main

5/2/19

SAH'S CLUB
Self Checkout
CLUB MANAGER LEE GALLIGHER
(813) 371 - 2394
05/02/19 12:17 5635 04801 096 9096
WATERSSET

221690 LOGITECH K3	19.98 E
697738 DYSON BALLT	259.98 E
662368 POM TISSUE	20.68 E
46974 PAPER TOWEL	27.18 E
SUBTOTAL	327.82
TOTAL	327.82

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712
TRANSACTION NOT COMPLETE
05/02/19 12:18:35
VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712
TRANSACTION NOT COMPLETE
05/02/19 12:18:41
DEBIT TEND 327.82
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
327.82 TOTAL PURCHASE
DEBIT **** * 4045 I 1
NETWORK ID. 0081 APPR CODE 463709

DEBIT
AID A0000000042203
TC 82DAD2EE1400CC7B
TC# 6288 8768 0725 7589 3041 3



Waterset Central CDD

Clubhouse Debit Card

Date: 5/19/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	225.00
Office Supplies	001-57200-5101	
Misc	001-57200-4735	\$225.00
Receipt Total		\$225.00

5/10/19

Description of purchase: Residential
Junk Removal in North
& Central CDD areas
- Items to large for
Dumpsters

Recommend
that this
expense
is split
Between
Both North/
Central CDDs

Now when you shop at sellers who use Square, your
receipts will be delivered automatically.

[Not your receipt?](#)



Mighty Hauling & Junk Removal

How was your experience?



\$225.00

3/4 Trailer Load Junk Removal

\$225.00

Total

\$225.00

Mighty Hauling & Junk Removal

813-856-5865



MasterCard 4045
(Swipe)

May 9 2019 at 1:29 PM

#vnC5

Auth code: 001789

BARRY MAZZONI

Square Just Got More Rewarding

Your favorite businesses may send you news and rewards via Square. [Learn more and update preferences.](#)

Waterset *Central* CDD

Clubhouse Debit Card

Date: 5/13/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	142.07
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$ 142.07

Description of purchase:

Sanitorial Supplies

SAM'S CLUB Self Checkout

CLUB MANAGER LEE GALLIGHER
(813) 371 - 2394
05/13/19 12:52 4297 04801 091 9091

WATERSET

290081 HH TERRY 19.47 E
770857 HHC SPRAY B 6.88 E
106347 FLOOR CLEAN 5.98 E
41494 DISINFECTAN 6.48 E
794504 36 PK MICRO 15.96 E
980175282 MR CLEAN ER 9.90 E
611788 SPRAYWAY 7.93 E
611788 SPRAYWAY 7.93 E
I 193186 SB BATHROOM 11.98 E
I 193186 SB BATHROOM 11.98 E
980181829 VINYL GLV H 9.48 E
980181829 VINYL GLV H 9.48 E
I 163859 LYSOL 7.48 E
I 163859 LYSOL 7.48 E
693282 TOILET UAND 13.58 E
2 @ 2.50-
V INST SV SB BATHROOM 5.00-N
2 @ 2.50-
V INST SV LYSOL 5.00-N
SUBTOTAL 142.07
TOTAL 142.07
DEBIT TEND 142.07
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
142.07 TOTAL PURCHASE
DEBIT **** * 4045 I 1
NETWORK ID. 0090 APPR CODE 541665

DEBIT
AID A0000000042203
TC 5BCAFCD755F3C0F8
*Pin Verified
Visit samsclub.com to see your savings

ITEMS SOLD 15

TC# 2712 3261 0236 2674 4230 8



Waterset *Central* CDD

Clubhouse Debit Card

Date: 5/13/19

Completed By: B. Mazzone

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	\$97.00
Receipt Total		\$97.00

Description of purchase: _____

Water coolers for
Maintenance/Janitorial

See back of receipt for your chance
to win \$1000 ID #:7N5YOHFOXKK

Walmart *

813-633-1467 Mgr: LARA MUSUMECHE
4928 STATE ROAD 674
WIMAUMA FL 33598

ST# 01203 OP# 006350 TE# 16 TR# 03225
WTR DISP 081720601130 97.00 0
5 GAL PURCHA 085119900100 F 6.50 0
COUPON 99001 059900100000 F 6.50-0
SUBTOTAL 97.00
TOTAL 97.00
DEBIT TEND 97.00
CHANGE DUE 0.00

EFT DEBIT
97.00 TOTAL PURCHASE
DEBIT
REF # 913300066727
NETWORK ID. 0090 APPR CODE 884654
DEBIT

AID A0000000042203
TC 5A592AAF3B982B89
*Pin Verified
TERMINAL # MX061966

05/13/19 13:36:59

ITEMS SOLD 2
TC# 1754 0135 3151 5200 7815 3



05/13/19 13:36:14
Scan with Walmart app to save receipts



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

Limit \$1,500.00
May 2019

5/31/2019

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

Attach all receipts to this form.

					Clubhouse Facility Supplies	Clubhouse Cleaning Supplies	Clubhouse Office Supplies
				HOA			
				001-13107	001-57200- 4619	001-57200- 4707	001-57200- 5101
Date	Vendor Name	Description	Amount				
05/22/19	Sam's Club	Coffee with Resident Event	(119.96)	(119.96)			
05/22/19	Sam's Club	Office Supplies	(61.83)				(61.83)
05/22/19	Sam's Club	Coffee with Resident Event	(37.48)	(37.48)			
05/23/19	2XL	Facility Supplies	(375.49)		(375.49)		
05/23/19	Amazon.com	Facility Supplies	(38.67)		(38.67)		
05/29/19	Sam's Club	Cleaning Supplies	(112.69)			(112.69)	
	TOTAL	001-10102	(746.12)	(157.44)	(414.16)	(112.69)	(61.83)

DM Approval:

Grant Phillips

Date:

5-31-2019

Waterset *Central* CDD

Clubhouse Debit Card

Date: 5/22/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	\$119.96
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	\$61.83
Misc	001-57200-4735	
Receipt Total		

> 5/22

Description of purchase:

\$119.96 - Coffee w/ Resident Event

\$61.83 - Shelf/Office
Supplies for Central

SAH CLUB
Self Checkout

CLUB MANAGE LEE GALLIGHER
(013/371 - 2394
05/22/19 10:10 975 04801 096

9096

WATERSSET

9001607864 NEW SHEL
E 1 65672H VALER 48F
E 397607 BAKES TRAVE
366774 14SHORPAMOL
980993745 KEARIE K
E V INST SV 20 URTEN 40
SUBTOTAL 181.79
TOTAL 181.79

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712
TRANSACTION NOT COMPLETE
05/22/19 10:12:06

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712
DECLINED
05/22/19 10:12:14

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010712
TRANSACTION NOT COMPLETE
05/22/19 10:12:20
DEBIT TEND 181.79
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
181.79 TOTAL PURCHASE ***** 4045 F
ACCOUNT # *****
NETWORK ID. 0090 APPR CODE 683597
TERMINAL # SC010712
TCH 1734 4169 3122 1220 6891 4



Waterset *Central* CDD

Clubhouse Debit Card

Date: 5/23/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	\$37.48
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$37.48

Description of purchase:

Coffee w/ Residents
event on 5/23

S A H ' S C L U B
Self Checkout

CLUB MANAGER STEVEN TYCOLIZ
(813) 685 - 8223

BRANDON, FL

05/22/19 16:55 6281 06403 095 9095

WATERSSET

E 980134822 HH HALF HALF 1.98 N
519921 FOAM CUP 80 20.60 E
7759 LID 1000 CT 14.90 E
SUBTOTAL 37.48
TOTAL 37.48

VOIDED BANKCARD TRANSACTION
TERMINAL # SC060124

TRANSACTION NOT COMPLETE
05/22/19 16:56:08

VOIDED BANKCARD TRANSACTION
TERMINAL # SC060124

DECLINED

05/22/19 16:56:13

VOIDED BANKCARD TRANSACTION
TERMINAL # SC060124

DECLINED

05/22/19 16:56:27

DEBIT TEND 37.48
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

37.48 TOTAL PURCHASE

ACCOUNT # **** * 4045 F

Learn more: sansclub.com/freeshipping

Visit sansclub.com to see your savings

ITEMS SOLD 3

TC# 3595 3275 3609 0217 6647



5/23

Waterset Central CDD

Clubhouse Debit Card

Date: 5/23/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$375.49
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$375.49

5/28

Description of purchase:

Gym Wipes for
Central CDD



2XL Corporation
7550 Industrial Dr
Forest Park IL 60130-2516
708-344-4090

Sales Receipt (Paid in Full)

#184332
5/23/2019

Bill To
Barry Mazzone
Waterset Central CDD
9428 Camden Field Pkwy
Riverview FL 33578

Ship To
Barry Mazzone
Waterset North & Central CDD
7281 Paradiso Drive
APOLLO BEACH FL 33572

TOTAL

\$375.49

Payment Method
Master Card

Check #

Tracking #
1Z44Y0A40392698243
1Z44Y0A40391808625
1Z44Y0A40394523614
1Z44Y0A40392298836

Shipping Method
UPS® Ground (US48)

Quantity	Item	Options	Rate	Amount
4	2XL-36 Advantage Sanitizing Refill		\$75.80	\$303.20
	Advantage Sanitizing Wipes 900 Count Refill - 4 per case			
1	UPS® Ground (US48) UPS® Ground (US48)		\$72.29	\$72.29
	UPS Ground			

Subtotal \$375.49
Tax (%) \$0.00
Total \$375.49

MAY 24 2019

Date Rec'd Dist Office _____

DM Approval _____

Date Entered _____

Fund _____ GL _____ CC _____

Check # _____



184332


Got questions? We have answers (about this invoice) - email us at ACCOUNTING@2XLCORP.COM or call us at 708-344-4090 option #4. Hoping you place another order soon! Send it to ORDER@2XLCORP.COM
Thank you for your valued business! We look forward to hearing from you

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 523-340616

Image	Item Name/Code	Item	Qty	Rate	Amount
	2XL-36	GymWipes Advantage Refill	4	\$75.80	\$303.20

Subtotal	\$303.20
Shipping	\$72.29
Tax	\$0.00
Total	\$375.49

CONTINUE SHOPPING

⏪ Reply all ✓ 🗑 Delete ⓧ Junk Block ...

Your order no. 523-340616 has been received

0 order@2xlcorp.com

Thu 5/23/2019 3:25 PM

Barry Mazzoni ✓

👍 ⏪ ⏩ → ...

Dear Waterset North & Central CDD,

Thank you for shopping at 2XL Corporation.

Your order no. 523-340616 has been received.

Order Summary:

Item Name/Code	Item	Qty	Rate	Amount
2XL-36	GymWipes Advantage Refill	4	\$75.80	\$303.20
			Subtotal	\$303.20
			Shipping	\$72.29
			Tax	\$0.00
			Total	\$375.49

Order Shipping Information:

Barry Mazzoni
Waterset North & Central CDD
7281 Paradiso Drive
APOLLO BEACH FL 33572
United States
Phone: (813) 677-2114

Order Billing Information:

Barry Mazzoni
Waterset Central CDD
9428 Camden Field Pkwy
Riverview FL 33578
United States

Ship Via: UPS® Ground (US48)

If you would like to track the status of your order, please go to
<https://checkout.na3.netsuite.com/app/center/nlvisitor.nl?c=332804&sc=6> to
access your account. Log in using the email address and password you provided
during checkout.

If you have problems, please email custserv@2xlcorp.com or call 708-344-4090.

2XL Corporation

Waterset *Central* . CDD

Clubhouse Debit Card

Date: 5/23/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$38.67
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$38.67

5/23

Description of purchase: Replacement light bulbs
for Central

Details for Order #113-3135590-6209800

[Print this page for your records.](#)

Order Placed: May 23, 2019

Amazon.com order number: 113-3135590-6209800

Order Total: \$38.67

Not Yet Shipped

Items Ordered

	Price
3 of: (Pack of 4) 13 Watt Double Tube - G24Q-1 (4 Pin) Base - 3500K Soft White - CFL Light Bulb. Replaces Sylvania 20671 CF13DD/E/835 - Philips 38327-3 PL-C 13W/835/4P/ALTO and GE 97596 F13DBX/835/ECO4P	\$12.89
Sold by: Econotone Inc. (seller profile)	

Condition: New

Shipping Address:

Barry Mazzoni c/o Waterset CDD
7012 SAIL VIEW LN
APOLLO BEACH, FL 33572-1550
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4045

Item(s) Subtotal: \$38.67
Shipping & Handling: \$0.00

Billing address

Barry Mazzoni
9428 Camden Field Pkwy
Riverview, Florida 33578
United States

Total before tax: \$38.67
Estimated tax to be collected: \$0.00

Grand Total: \$38.67

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

Waterset ^{Central} CDD

Clubhouse Debit Card

Date: 5/29/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	
Maintenance	001-57200-4701	\$112.69
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$112.69

Description of purchase:

Cleaning Supplies

SAN'S CLUB
CLUB MANAGER LEE GALLIGHER
(813) 371 - 2394
05/29/19 09:10 7580 04801 006 1323

WATERSET

***** Bottom of Basket Count 5 *****
662368 PDM TISSUE 20.68 E
46974 PAPER TOWEL 27.18 E
722953 TOILET CLNR 9.47 E
722953 TOILET CLNR 9.47 E
722953 TOILET CLNR 9.47 E
***** Bottom of Basket Count 5 *****
I 193186 SB BATHROOM 11.48 E
611788 SPRAYWAY 7.23 E
611788 SPRAYWAY 7.23 E
693282 TOILET HAND 12.98 E
U INST SV SB BATHROOM 2.50-N
SUBTOTAL 112.69
TOTAL 112.69
DEBIT TEND 112.69
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
112.69 TOTAL PURCHASE
DEBIT ***** 4045 I 1
NETWORK ID. 0090 APPR CODE 951680

DEBIT
AID A0000000042203
TC E02AC09626ABCFAA
San's Instant Savings: \$2.50

Visit sansclub.com to see your savings

ITEMS SOLD 9

TC# 4681 4471 3496 4886 5512 7



Waterset North

Community Development District

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

INVOICE

DATE: April 30, 2019

INVOICE: OMR0419-1

Bill To:

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

DUE DATE	DESCRIPTION	AMOUNT
May 30, 2019	Security Services Cost Share at 20%	
	Invoice #10406289	\$2,046.08
	Invoice #10419891	\$1,116.08
	Invoice #10437042	\$1,116.08
	Invoice #10446101	\$1,116.08
	Invoice #10460758	\$1,116.08
	Invoice #10467186	\$2,046.08
	Total	\$8,556.48
	Deduct 80% for Waterset North Share	(\$6,845.18)
TOTAL		\$1,711.30

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

Date Rec'd Dist Office MAY 21 2019
DM Approval Grant Phillips
Date Entered MAY 24 2019
Fund 001 GL 52900 CC 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

APR 15 2019

Invoice No: 10406289
Amount Due: \$2,046.08
Invoice Date: 03/31/2019
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: 03/25/2019 through 03/31/2019

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 (\$)
Phillips, Michael											
03/25/2019	03/31/2019	6.00	8.00	8.00	8.00	8.00	2.00	0.00	40.00	0.00	
Reckner, Jacob											
03/25/2019	03/31/2019	2.00	0.00	0.00	0.00	0.00	6.00	8.00	16.00	0.00	
CFO Flex Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
04/01/2019	04/30/2019	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
04/01/2019	04/30/2019	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

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Grant Phillips Date 4-25-2019
Date entered APR 22 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: 10419891
Amount Due: \$1,116.08
Invoice Date: 04/07/2019
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: 04/01/2019 through 04/07/2019

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 (\$)
Reckner, Jacob											
04/01/2019	04/07/2019	6.00	8.00	8.00	8.00	2.00	0.00	0.00	32.00	0.00	
CFO Flex Officer-REGULAR											
				32.00	Regular Hours	at		19.93			637.76
Reckner, Jacob											
04/01/2019	04/07/2019	2.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	
Upton, Boin G											
04/01/2019	04/07/2019	0.00	0.00	0.00	0.00	6.00	8.00	8.00	22.00	0.00	
Custom Protection Officer-REGULAR											
				24.00	Regular Hours	at		19.93			478.32
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

APR 15 2019

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

D/M approval Grant Phillips Date 4-25-2019

Date entered APR 22 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

Invoice No: 10437042
Amount Due: \$1,116.08
Invoice Date: 04/14/2019
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: 04/08/2019 through 04/14/2019

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 (\$)
Brand, Marquis											
04/08/2019	04/14/2019	0.00	0.00	0.00	0.00	0.00	6.00	2.00	8.00	0.00	
CPO Flex Officer-REGULAR											
				8.00	Regular Hours	at		19.93			159.44
Upton, Boin G											
04/08/2019	04/14/2019	8.00	8.00	8.00	8.00	8.00	2.00	6.00	48.00	0.00	
Custom Protection Officer-REGULAR											
				48.00	Regular Hours	at		19.93			956.64
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

APR 17 2019

Date Rec'd Rizzetta & Co., Inc. 4-25-2019
D/M approval *Grant Phillips* Date *APR 22 2019*
Date entered _____
Fund *001* GL *52900* OC *3307*
Check # _____

EMAIL / WATERSETNO

Page 1 of 1

FI-5629765;CONS-000000;BU-00001;DEPT-TAM;CUST-153497;ADR-1;PROJECT-0146554;INV#-10437042;SORT-1,676;SEQ-1
"Tiffany Judd" <tjudd@rizzetta.com>

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: 10446101
Amount Due: \$1,116.08
Invoice Date: 04/21/2019
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: pinfo@usa.g4s.com
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 04/15/2019 through 04/21/2019

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>
Upton, Boin G											
04/15/2019	04/21/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Wilson, Devon											
04/15/2019	04/21/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	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

APR 23 2019

Date Rec'd Rizzetta & Co., Inc. 4-29-2019
D/M approval *Grant Phillips* Date *APR 29 2019*
Date entered _____
Fund 001 GL 52900 CC 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: 10460758
Amount Due: \$1,116.08
Invoice Date: 04/28/2019
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: 04/22/2019 through 04/28/2019

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 (\$)
Upton, Boin G											
04/22/2019	04/28/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Wilson, Devon											
04/22/2019	04/28/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	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

APR 30 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval Grant Phillips Date 5-6-2019

Date entered MAY - 6 2019

Fund 001 GL 52900 OC 3307

Check # _____

INVOICE

G4S Secure Solutions (USA) Inc.
1393 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: 10467186
Amount Due: \$2,046.08
Invoice Date: 05/05/2019
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: 04/29/2019 through 05/05/2019

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 (\$)
Upton, Boin G											
04/29/2019	05/05/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Wilson, Devon											
04/29/2019	05/05/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
05/01/2019	05/31/2019	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
05/01/2019	05/31/2019	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

MAY 09 2019

Date Rec'd Rizzetta & Co., Inc.

D/M apprc Grant Phillips Date 5-15-2019

Date entered MAY 09 2019

Fund 001 GL 5290000 3307

Check #

Tab 7

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION OCTOBER 11, 2017 TO
SEPTEMBER 30, 2018**

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Waterset Central Community Development District, Hillsborough County, Florida ("District") as of and for the period from inception October 11, 2017 to September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the period from inception October 11, 2017 to September 30, 2018 in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 27, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

 Brian J. Associates

June 27, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Waterset Central Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception October 11, 2017 to September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of significant operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$795,036).
- The change in the District's total net position the period from inception October 11, 2017 to September 30, 2018 was (\$795,036), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$15,979,194. A portion of the fund balance is non-spendable for deposits and prepaid items, restricted for debt service and capital projects, and the remainder is deficit unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2018
Assets, excluding capital assets	\$	16,099,802
Capital assets		386,689
Total assets		16,486,491
Current liabilities		373,017
Long-term liabilities		16,908,510
Total liabilities		17,281,527
Net position		
Net investment in capital assets		(1,777,352)
Restricted for debt service		921,617
Restricted for capital projects		60,699
Total net position	\$	(795,036)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to landowners; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the fiscal year. The majority of the decrease represents the extent to which the cost of operations related to the bond issuance exceeded program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE PERIOD FROM INCEPTION OCTOBER 11, 2017 TO SEPTEMBER 30,	
	2018
Revenues:	
Program revenues	
Charges for services	\$ 69,038
Operating grants and contributions	124,793
Capital grants and contributions	63,324
Total revenues	257,155
Expenses:	
General government	120,074
Maintenance and operations	69,038
Bond issue costs	532,559
Interest on long-term debt	330,520
Total expenses	1,052,191
Change in net position	(795,036)
Net position - beginning	-
Net position - ending	\$ (795,036)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$1,052,191. The costs of the District's activities were funded by program revenues which were comprised primarily of Developer contributions and interest income.

GENERAL FUND BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 11, 2017 to September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$471,510 invested in capital assets. In the government-wide financial statements depreciation of \$8,482 has been taken, which resulted in a net book value of \$463,028. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2018, the District had \$16,860,000 Bonds outstanding for its governmental activities. During the 2018 fiscal year, the District issued Series 2018 Special Assessment Bonds. The District also had a capital lease payable of \$60,092 at September 30, 2018. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEARS BUDGET

The District anticipates the continued construction of its infrastructure in subsequent fiscal years. In addition, it is anticipated that the general operations of the District will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Waterset Central Community Development District's Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, FL 33625.

FINANCIAL STATEMENTS

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 7,147
Accounts receivable	1,990
Deposits and prepaids	21,285
Due from Developer	11,222
Restricted assets:	
Investments	15,981,819
Capital assets	
Non-depreciable assets	386,689
Depreciable assets, net	76,339
Total assets	<u>16,486,491</u>
 LIABILITIES	
Accounts payable and accrued expenses	41,644
Retainage payable	2,625
Accrued interest payable	328,748
Non-current liabilities:	
Due within one year	10,222
Due in more than one year	16,898,288
Total liabilities	<u>17,281,527</u>
 NET POSITION	
Net investment in capital assets	(1,777,352)
Restricted for debt service	921,617
Restricted for capital projects	60,699
Total net position	<u>\$ (795,036)</u>

See notes to the financial statements

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION OCTOBER 11, 2017 TO
SEPTEMBER 30, 2018

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 120,074	\$ -	\$ 116,888	\$ -	\$ (3,186)
Maintenance and operations	69,038	69,038	-	-	-
Bond issue costs	532,559	-	7,905	63,324	(461,330)
Interest on long-term debt	330,520	-	-	-	(330,520)
Total governmental activities	1,052,191	69,038	124,793	63,324	(795,036)
Change in net position					(795,036)
Net position - beginning					-
Net position - ending					<u>\$ (795,036)</u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 7,147	\$ -	\$ -	\$ 7,147
Investments	-	1,809,771	14,172,048	15,981,819
Accounts receivable	1,990	-	-	1,990
Due from Developer	11,222	-	-	11,222
Deposits and prepaids	21,285	-	-	21,285
Total assets	<u>\$ 41,644</u>	<u>\$ 1,809,771</u>	<u>\$ 14,172,048</u>	<u>\$ 16,023,463</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 41,644	\$ -	\$ -	\$ 41,644
Retainage payable	-	-	2,625	2,625
Total liabilities	<u>41,644</u>	<u>-</u>	<u>2,625</u>	<u>44,269</u>
Fund balances:				
Nonspendable:				
Deposits and prepaids	21,285	-	-	21,285
Restricted for:				
Debt service	-	1,809,771	-	1,809,771
Capital projects	-	-	14,169,423	14,169,423
Unassigned	(21,285)	-	-	(21,285)
Total fund balances	<u>-</u>	<u>1,809,771</u>	<u>14,169,423</u>	<u>15,979,194</u>
Total liabilities and fund balances	<u>\$ 41,644</u>	<u>\$ 1,809,771</u>	<u>\$ 14,172,048</u>	<u>\$ 16,023,463</u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 15,979,194

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources; therefore, they are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	471,510	
Accumulated depreciation	<u>(8,482)</u>	463,028

Bond issuance costs are not financial resources; therefore, they are not reported as assets in the governmental funds. The statement of net position includes these costs, net of amortization.

Bond discount	11,766	
Accumulated amortization	<u>(184)</u>	11,582

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(328,748)	
Lease payable	(60,092)	
Bonds payable	<u>(16,860,000)</u>	<u>(17,248,840)</u>
Net position of governmental activities		<u>\$ (795,036)</u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION OCTOBER 11, 2017 TO
SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 191,222	\$ -	\$ -	\$ 191,222
Interest	-	7,905	63,324	71,229
Total revenues	191,222	7,905	63,324	262,451
EXPENDITURES				
Current:				
General government	120,074	-	-	120,074
Maintenance and operations	65,852	-	-	65,852
Principal	3,524	-	21,205	24,729
Interest	1,772	-	-	1,772
Bond issuance costs	-	-	532,375	532,375
Capital outlay	84,821	-	386,689	471,510
Total expenditures	276,043	-	940,269	1,216,312
Excess (deficiency) of revenues over (under) expenditures	(84,821)	7,905	(876,945)	(953,861)
OTHER FINANCING SOURCES (USES)				
Transfer in/(out)	-	(2,449)	2,449	-
Bond proceeds	-	1,804,315	15,055,685	16,860,000
Bond discount	-	-	(11,766)	(11,766)
Lease proceeds	84,821	-	-	84,821
Total other financing sources (uses)	84,821	1,801,866	15,046,368	16,933,055
Net change in fund balances	-	1,809,771	14,169,423	15,979,194
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ 1,809,771	\$ 14,169,423	\$ 15,979,194

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION OCTOBER 11, 2017 TO
SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds \$ 15,979,194

Amounts reported for governmental activities in the statement of activities
are different because:

Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets. 471,510

Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (8,482)

Governmental funds report lease proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. (84,821)

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities 24,729

Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. (16,860,000)

Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. 184

In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position. 11,766

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. (328,748)

Change in net position of governmental activities \$ (794,668)

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Waterset Central Community Development District ("District") was established on October 11, 2017 by Ordinance 17-25 of the Hillsborough County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis in an election by landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members are affiliated with NNP-Southbend II (the "Developer").

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services. 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17), Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed in as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Fitness equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the terms of the District's annual appropriation resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Weighted Average Maturities
First American Government Obligations Fund CL Y	\$ 15,981,819	S&P AAAM	26 days
Total Investments	<u>\$ 15,981,819</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the period from inception October 11, 2017 to September 30, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 386,689	\$ -	\$ 386,689
Total capital assets, not being depreciated	-	386,689	-	386,689
Capital assets, being depreciated				
Fitness Equipment	-	84,821	-	84,821
Total capital assets, being depreciated	-	84,821	-	84,821
Less accumulated depreciation for:				
Fitness Equipment	-	8,482	-	8,482
Total accumulated depreciation	-	8,482	-	8,482
Total capital assets, being depreciated, net	-	76,339	-	76,339
Governmental activities capital assets, net	\$ -	\$ 463,028	\$ -	\$ 463,028

The infrastructure intended to serve the District has been estimated at a total cost of \$49,148,080. The infrastructure will include roadways, utilities, stormwater management, landscape, hardscape, irrigation, and recreational facilities improvements. The construction in progress does not include costs of certain additional roadway improvements estimated at a total cost of \$36,780,536. A portion of the project costs is to be funded with the proceeds from the issuance of Bonds and the remainder is intended to be funded by the Developer. Upon completion, certain assets will be conveyed to others for ownership and maintenance.

NOTE 6 – LONG TERM LIABILITIES

Series 2018

On May 14, 2018, the District issued \$16,860,000 of Special Assessment Bonds, Series 2018 consisting of Term Bonds due between November 1, 2024 – November 1, 2049 with fixed interest rates ranging from 4.00% - 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their scheduled maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term debt activity

Changes in long-term liability activity for the period from inception October 11, 2017 to September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ -	\$ 16,860,000	\$ -	\$ 16,860,000	\$ -
Less: Original issue discount	-	(11,766)	(184)	(11,582)	-
Lease payable	-	84,821	24,729	60,092	10,222
Total	\$ -	\$ 16,933,055	\$ 24,545	\$ 16,908,510	\$ 10,222

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ -	\$ 819,703	\$ 819,703
2020	-	850,413	850,413
2021	265,000	845,113	1,110,113
2022	275,000	834,313	1,109,313
2023	290,000	823,013	1,113,013
2024-2028	1,630,000	3,919,288	5,549,288
2029-2033	2,040,000	3,491,956	5,531,956
2034-2038	2,605,000	2,903,997	5,508,997
2039-2043	3,355,000	2,137,816	5,492,816
2044-2048	4,330,000	1,134,788	5,464,788
2049-2050	2,070,000	109,988	2,179,988
Total	\$ 16,860,000	\$ 17,870,388	\$ 34,730,388

NOTE 7 – CAPITAL LEASE

During the fiscal year, the District entered into a lease agreement for financing the acquisition of fitness equipment. The lease agreement qualifies as a capital lease for accounting purposes. The assets acquired through the capital leases are as follows:

Asset:	
Fitness Equipment	\$ 84,821
Less accumulated depreciation	<u>(8,482)</u>
Net capital asset	<u>\$ 76,339</u>

The future minimum lease payments as of September 30, 2018 are:

Year ending September 30,	Governmental Activities
2019	\$ 14,563
2020	15,887
2021	15,887
2022	15,887
2023	<u>10,591</u>
Total minimum lease payments	72,815
Less: amounts representing interest	<u>(12,723)</u>
Present value of minimum lease payments	<u>\$ 60,092</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$185,926 which includes a receivable of \$5,926 at September 30, 2018.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION OCTOBER 11, 2017 TO
SEPTEMBER 30, 2018**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ 324,525	\$ 191,222	\$ (133,303)
Total revenues	324,525	191,222	(133,303)
EXPENDITURES			
Current:			
General government	115,425	120,074	(4,649)
Maintenance and operations	209,100	65,852	143,248
Debt Service:			
Principal	-	3,524	(3,524)
Interest	-	1,772	(1,772)
Capital outlay	-	84,821	(84,821)
Total expenditures	324,525	276,043	48,482
Excess (deficiency) of revenues over (under) expenditures	-	(84,821)	(84,821)
OTHER FINANCING SOURCES (USES)			
Lease proceeds	-	84,821	84,821
Total other financing sources (uses)	-	84,821	84,821
Net change in fund balances	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ -</u>	

See notes to required supplementary information

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 11, 2017 to September 30, 2018.



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Waterset Central Community Development District, Hillsborough County, Florida ("District") as of and for the period from inception October 11, 2017 to September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 27, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



June 27, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

We have examined Waterset Central Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida as of and for the period from inception October 11, 2017 to September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception October 11, 2017 to September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waterset Central Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 27, 2019



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Waterset Central Community Development District, Hillsborough County, Florida (the "District") as of and for the period from inception October 11, 2017 to September 30, 2018, and have issued our report thereon dated June 27, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 27, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters described in Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Waterset Central Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Waterset Central Community Development District, Hillsborough County, Florida, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

Grau & Associates

June 27, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not Applicable. First year audit.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception October 11, 2017 to September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception October 11, 2017 to September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Tab 8

June 11, 2019

Waterset Central
Community Development District
C/O Mr. Grant Phillips, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Re: **Consulting Engineer's Annual Report
Section 9.21 of the Master Trust Indenture**

Dear Mr. Phillips,

In accordance with Section 9.21 of the Master Trust Indenture, we have completed our annual review of the portions of the project within the Waterset Central Community Development District which are constructed and accepted by the District to date for operation and maintenance. These facilities are relatively new and have been found to be in good repair and condition.

Projects constructed to date, provided for certain public conveyances of infrastructure consistent with the Series 2018 Capital Improvement Plan. The District has retained ownership of certain stormwater facilities, landscape and irrigation improvements, hardscape and recreation improvements which require periodic maintenance.

Periodic inspections of stormwater facilities are required by the terms of the Southwest Florida Water Management District permits and may require corrective actions if ever determined to be out of compliance based on agency reviews. This report is not intended to replace such compliance reviews or requirements that occur from time to time with regulatory agencies. At this time, there are no known noncompliance matters outstanding.

Facilities dedicated to Hillsborough County or FDOT were not inspected for the purposes of this report. Those facilities carry warranty bonds. Similar to the stormwater compliance described above, corrective actions may be required prior to warranty bond expirations. At this time, no such corrective actions are required.

In addition, we have reviewed the Operations and Maintenance budget for fiscal year 2019 and believe it is reasonable for proper maintenance of the Waterset Central Community Development District.

Lastly, in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the insurance information provided by the District Manager relative to coverage (Insurance Agreement 100118332). The coverages are in effect and are appropriate for the owned assets noting that there are significant exclusions detailed in the agreement, typical of such policies, for which the District should be aware. While we have reviewed this coverage for reporting purposes, we are not qualified to provide specific insurance recommendations, more appropriately reviewed by licensed insurance professionals. Accordingly, the levels of coverage should be reviewed to verify acceptability for industry standards. The monthly cost of insurance is approximately \$1,583.33.

Thank you for the opportunity to provide this review. Please do not hesitate to call should you have any questions or require any additional information.

Sincerely,



James A. Scarola, PE, AICP

SCAROLA ASSOCIATES

Engineering Design and Land Consultants, PA

Tab 9



**HEIDT
DESIGN**

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

PROPOSAL/AUTHORIZATION FOR WORK

To: Mr. Grant Phillips
Waterset Central CDD
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Date: April 19, 2019
Project Name: Waterset Central CDD Support
Job Number: CDD WA 1001

We hereby propose to do the following work:

A. Waterset Central CDD Support

1. Prepare exhibits and technical support, as requested by client.

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

Fees for the above will be billed as follows:

Hourly, Not to Exceed: \$5,000.00

ACCEPTANCE:

Waterset Central CDD

By: _____

Date: _____

Please return one signed copy to Mrs. RikkiLee Glass.

CC: Keven Steele, Heidt Design, LLC
File

\\hdfile\Contracts\1.HEIDT DESIGN\Work Orders\CDD WA\1001.docx

HEIDT DESIGN, LLC

By:  _____

Timothy M. Plate, P.E.
Senior Vice President

Tab 10

BID FORM

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE PHASE 4 SOUTH

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 75,201.00 Yr

- Storm Cleanup \$ 35.00 /hr (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) We have the ability to apply freeze to protect sensitive plants.
We can also purchase the freeze cloth and store it at our facility for use at Waterset Central CDD.

\$ 250.00 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 35.00 /hr for employee with hand-held hose

\$ 55.00 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 14,679.00 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	25-0-11 W /PRE-M	1 LB N/1000 SF	920 POUNDS	\$1,794.00
MAR	25-0-11	.5 LB N/1000 SF	460 POUNDS	\$897.00
MAY	25-0-11	1 LB N/1000 SF	920 POUNDS	\$1,794.00
JUL	FERROUS SULFATE	3 OZ/ 1000 SF	700 OUNCES	\$1,365.00
OCT	25-0-11	.5 LB N/1000 SF	460 POUNDS	\$897.00
NOV	25-0-11 W PRE-M	1 LB N/1000 SF	920 POUNDS	\$1,794.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	25-0-11	1 LB N/1000 SF	550 POUNDS	\$1,046.00
MAR	25-0-11	.5 LB N/1000 SF	275 POUNDS	\$523.00
MAY	25-0-11	.5 LB N/1000 SF	275POUNDS	\$523.00
OCT	25-0-11	1 LB N/1000 SF	550 POUNDS	\$1,046.00

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	10-4-12	1.5 LB N/1000 SF	700 POUNDS	\$840.00
MAR	10-4-12	1.5 LB N/1000 SF	700 POUNDS	\$840.00
MAY	10-4-12	1.5 LB N/1000 SF	700 POUNDS	\$840.00
AUG	0-0-16	4 LB/1000 SF	200 POUNDS	\$240.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED PER APPLICATION	COST PER APPLICATION
FEB	8-2-12	1.5 LB/ 100 SF	50 POUNDS	\$60.00
MAY	8-2-12	1.5 LB/ 100 SF	50 POUNDS	\$60.00
OCT	8-2-12	1.5 LB/ 100 SF	50 POUNDS	\$60.00
AUG	0-0-16	4 LB/ 1000 SF	50 POUNDS	\$60.00

Please list any additional fertilization for those plant materials requiring specialized applications. (i.e., Knockout Roses, Crape Myrtles, Loropetalum, Azalea, Ixora, among others)

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA	NA	NA	NA	NA

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)
(if entire pesticide allowance is required) *

\$ 3,360.00 Yr

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ N/A /Yr (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

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	Total Cost per Year (4x per year)
NA	NA	NA	NA	NA

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas (indicated as dark green on the maintenance exhibit).

\$ 2,250.00 / Yr

Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ N/A /Yr

Freeze Protection (description of ability) N/A

\$ N/A /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ N/A /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.

N/A

PART 5

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 12,150.00 /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:

180 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 45.00 /CY
(app. October)

And

90 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 45.00 /CY
(app. April)

Installation of Pine Straw Mulch (All labor and materials) \$ N/A /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:

N/A bales Pine Straw per specs for the first top-dressing at \$ N/A /bale
(app. October)

And

N/A bales Pine Straw per specs for the second top-dressing at \$ N/A /bale
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 - This is what contract will be written for)

\$ 93,240.00 /Yr

FIRST ANNUAL RENEWAL \$ 93,240.00 /Yr

SECOND ANNUAL RENEWAL \$ 93,240.00 /Yr

Tab 11

**AMENDED AND RESTATED AGREEMENT BETWEEN LANDSCAPE
MAINTENANCE PROFESSIONALS, INC. AND WATERSSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
FOR LANDSCAPING MAINTENANCE SERVICES**

This Amended and Restated Agreement Between Landscape Maintenance Professionals, Inc. and Waterset Central Community Development District amends and restates the Agreement between the parties, entered into on July 12, 2018 (the “**Amended Agreement**”) and this Amended Agreement is made and entered into this 10th day of May 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

Landscape Maintenance Professionals, Inc., a Florida corporation, with a mailing address at 13050 East US Highway 92, Dover, FL 33527 (“**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 landscaping 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 Amended 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 Amended 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 Amended Agreement.

Section 2. Contractor’s Obligation. The Contractor will provide landscape maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in Maintenance Exhibit (the “**Services**”). Contractor shall perform such work for a minimum of **\$104,960.00** per year to include Parts 1-3 of the Scope of Services, and up to a maximum

of **\$119,420.00** per year if both mulch top-dressings (Part 5) are also performed and awarded to Contractor. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Maintenance Exhibit.

It is the obligation of the Contractor to notify the District, through its designated representative, in writing, of any conditions beyond the control of the Contractor, which may result in damage and/or loss of plant material, including, but not limited to, plants, shrubs, trees, and turf (hereinafter "**Plant Material**"). This responsibility includes, but is not limited to vandalism, areas of the Services site which continually hold water, or areas of the Services site which are continually dry. 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 damaged Plant Material.

Section 3. Contractor's Warranties. Contractor warrants that the Services performed, and all goods and services delivered under this Amended 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 Services 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 Services. By executing this Amended Agreement, Contractor represents that it has examined carefully all of the contract documents, acquainted itself with the Services site, and all conditions relevant to the Services, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Services pursuant to this Amended 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 fees and reimbursements. Provided Contractor has submitted invoices for the fees and reimbursements with the appropriate support documentation by the fifteenth (15th) of the month, Contractor shall be paid by the thirtieth (30th) 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 Amended Agreement. As compensation for the Work, the District agrees to pay Contractor Eighty-Five Thousand Fifty Dollars & no/100 (**\$85,050.00**) per year, in standard monthly amounts of Seven Thousand Ninety Dollars & no/100 (**\$7,090.00**). Such compensation covers only the items specified in Part I of the Contractor's Bid Form. Additionally, for the Services specified in Parts 2, 3, & 5 of the Contractor's Bid Form, the District agrees to pay Contractor for such actual Services rendered using the pricing specified in the Contractor's Bid Form the month following Services being performed and after required documentations (if any) have been provided.

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 Services described in this Amended Agreement shall maintain throughout the term of this Amended 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. 3rd 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 Amended 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 Amended Agreement as to any such Claims arising out of this Amended 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 Amended 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 Amended Agreement.

Section 9. Recovery of Costs and Fees. In the event the District is required to enforce this Amended 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 Amended 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 Amended 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 Amended 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 Amended Agreement, may terminate this Amended 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 Amended Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Amended Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Amended 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 Amended 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 Amended Agreement without cause upon thirty (30) days written notice. The District shall also have the right to terminate this Amended Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Amended Agreement or for any cause. Contractor shall have the right to terminate this Amended 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 Amended Agreement. In the event either party terminates this Amended 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 Amended 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 Amended 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 landscape 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 Amended Agreement 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 Amended Agreement. To the extent that anything contained within **Composite Exhibit A** conflicts with anything contained within this Amended Agreement, this Amended Agreement shall control.

Section 17. Amendment. Amendments to and waivers of the provisions contained in this Amended 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 Amended 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: Landscape Maintenance Professionals, Inc.
13050 East US Highway 92
Dover, FL 33527
Attn: Scott Carlson
- b. If to District: Waterset Central Community Development District
9428 Camden Field Parkway
Riverview, Florida 33578
Attn: District Manager
- With a copy to: Erin McCormick Law, PA
3314 Henderson Blvd.
Suite 103
Tampa, FL 33609
Attn: District Counsel

Section 20. Third Party Beneficiaries. This Amended 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 Amended 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 Amended 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 Amended 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 Amended Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Section 23. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Amended Agreement may be public records and shall be treated as such in accordance with Florida law.

Section 24. Effective Date and Term. This Amended Agreement shall become effective as of **May 10, 2019** and remain in effect until **July 11, 2019**. At the end of the Initial Term, this Amended Agreement includes the option for two (2) – twelve (12) month/annual renewals with discretion of the Board of Supervisors' approval.

Section 25. Conflict. To the extent that the terms described in **Composite Exhibit A** conflict with the terms of this Amended Agreement, the terms herein shall control.

Section 26. 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 Amended 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 Amended Agreement, such termination to be effective immediately upon the giving of notice of termination.

Section 27. 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 Amended 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 Amended Agreement if the Contractor does not transfer the records to the District.

- D. Upon completion of this Amended 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 Amended 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 Amended 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 Amended Agreement and applicable law, and District shall enforce the Amended 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.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Amended Agreement on the day and year first written above.

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

ATTEST:

**LANDSCAPE MAINTENANCE
PROFESSIONALS, INC.**

Title: _____

Title: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, 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 _____, 20____.

Signature of Notary Public

Printed name of Notary Public

COMPOSITE EXHIBIT “A”

SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the Bahia & St. Augustine grass at a height of three (3) to three and one half (3 1/2) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches and Zoysia at a height of two (2) to two and one half (2 1/2) inches. Rotary Mowers are preferred for heights above one (1) inch. **Reel type mowers are required to be used on all Celebration Bermuda turf.** All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within thirty-six hours from the time the damage is caused at his sole cost and expense. Please note the southern ROW of Big Bend Road on either side of Waterset Blvd. and the Big Bend Road median east of Waterset Blvd. are included in the mowing scope. Waterset has an extensive system of walking trails. Contractors are required to maintain trails within turf areas as they would a normal sidewalk. These trails are also to be edged as often as all sidewalks in common areas are edged. Those trails in natural areas and adjacent to lake banks shall be maintained by removing all vegetation, whether it be from overhead (maintain a 9' clearance) or from the ground, which has encroached onto, or above, the concrete trails. In natural areas, this does not require a cleared/mowed strip on either side of the trail, but limbs, fronds, weeds, etc. shall not be allowed to lie, extend or arch into the trail's boundary. Contractor shall be responsible for training all its personnel in the technical aspects of the Waterset North Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mismanaged mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All pond banks identified as such (dark green) on the overall Waterset North Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. Pond banks will be mowed and/or trimmed to water's edge. Line trimming to water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks

so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height. Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. It is preferred mulch type mowers be used around pond banks. Regardless, mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event. Pond banks identified as such (yellow) on the overall Waterset North Maintenance Exhibit shall be mowed every other week from June 1st through November 1st and once a month from November 1st through June 1st. Condition of turf is to be determined by the DISTRICT, or its assigns, at their sole discretion. Pond banks identified as such (red) on the overall Waterset North Maintenance Exhibit indicate lake banks where homeowners are responsible for mowing down to the water's edge behind their property.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum clearance of ten feet (10') over sidewalks and other pedestrian walkways to fifteen feet (15') over roadways and ROW's. All moss hanging from trees (as well as all ball moss)

shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles (and other small, flowering trees) shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Waterset. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provision for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

The landscaping adjacent to the Waterset entrance feature at Big Bend Road shall be maintained on a weekly basis year-round. The Confederate Jasmine within the confines of the sign wall structure shall be hand-pruned and maintained as tightly as possible to the green fencing and not be allowed to extend outwardly in an unruly fashion beyond the vertical facades of the sign wall. Condition of Confederate Jasmine is to be determined by the DISTRICT, or its assigns, at their sole discretion. The stone wall is extremely soft and any damage caused by the line trimmers, hand pruners or any other machinery shall be immediately repaired/replaced by the Contractor. All landscape lighting shall be kept clear of any landscaping encroaching into its light cone on an as-needed basis. It is of utmost importance that all plant material within clear site and visibility triangles is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's rep, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution shall be proposed and executed.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash,

broken limbs, palm boots, leaves and fronds and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL NON-SELECTIVE HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) 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 TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of any and all turf as well as all ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblane expansion joints where the chemical can travel back into the turf causing regularly spaced, repetitive dead patches behind the curb. All parallel parking spaces along all roadways must also be line trimmed, weeded and all material blown off following the schedules stipulated above.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If Contractor misses a service due to inclement weather or any other reason, he is required to make up service the same week. Saturday work is allowed with prior approval.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY for CHAPTER 1-15 "FERTILIZER USE AND LANDSCAPE MANAGEMENT". It is the Contractor's responsibility to become familiar with all rules and requirements of the Ordinance. Copies of all Certifications of Training shall be supplied to CDD representative with submission of bids.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per BMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line between Tampa & Vero Beach. Waterset is approximately ten (10) miles south of this line.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs N/1000 sq ft/year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy up to four times per year (March, June, September with an optional treatment in late fall if palms are showing signs of nutrient deficiency). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity PRIOR TO PURCHASING. This is to allow staff to verify the correct sources of nutrients and they are either water soluble or slow release. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s), quantity to be determined by the Contractor based on the size of the palm. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest Control price or the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner until disease or infestation has been brought under control.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Finished Landscape Areas as shown on the Maintenance Exhibit. These areas are indicated by the dark green color.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

IRRIGATION MONITORING REMOVED

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of Waterset North CDD one (1) time per month. Areas shall include all of the existing and select designed irrigation systems to date (**693 zones, 41 Irrigation Controllers** comprised of: **10 Hunter ACC-99D-P 2-wire controllers, 2 Hunter ACC-1200-P controllers, 3 Hunter-XX controllers (single wire), 8 Hunter ICOR controllers, 13 Hunter XC-H controllers (9 battery & 4 solar) & 5 Nodes**). Control monitoring shall be performed and irrigation schedule shall be set utilizing site data and current E.T. (evapotranspiration) readings from the two Hunter ET climate sensors.

These inspections shall include:

A. Irrigation Controllers (41) & IMMS Central Control Operations (1)

1. Supply and operate Hunter IMMS software
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Program necessary timing changes based on site conditions
5. Update firmware in field controller and valve decoders as necessary
6. Test back up programming support devices
7. Include thirteen (**13**) Hunter annual cell phone charges for Hunter ACC controllers
8. Record site rain gauge readings
9. Maintain Hunter ET Sensor (**5**)

B. WATER SOURCES (40-RECLAIMED & 1 POTABLE)

1. Visual inspection of water sources and record meter readings
2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices.
5. Test flow sensor operations at (**13**) ACC controllers

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary even those within plant beds, if applicable.**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes
5. Replacement of worn-out irrigation heads, drip tubing, etc.

D. REPORT

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Major below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. After the thirty (30) day period has expired, Contractor shall assume responsibility for any and all maintenance costs, including parts and labor, associated with the irrigation system repairs/replacements of 2 inches or less, to include, but not limited to, malfunctioning sprinkler heads, microjet heads, nozzles, drip and delivery lines. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for and receive a variance after prior approval from the District. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per application to provide freeze protection for any and all irrigation and water source components susceptible to freezing.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Medium Pine Bark Mulch & all natural buffer areas (planted) with Pine Straw mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches. Compaction must be figured into the quantity for Pine Straw as three (3) inches is what will be required after compaction/settling has occurred.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all pine bark bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Pine Bark Mulch beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. If there are current piles of mulch surrounding plants, even those plants in large beds, Contractor must rake back this existing mulch. Do not add to it unless there is not a sufficient depth of 3".

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

BID FORM

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & ~~IRRIGATION~~ MAINTENANCE
WATERSET BLVD. PH 3B & PASEO AL MAR CENTRAL PH 1**

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 30,060.00 Yr

- Storm Cleanup \$ 30.00 /hr (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) We have the ability to respond quickly to apply freeze cloth.
LMP can also purchase freeze cloth for the community and store it at our facility for use at Waterset Central CDD

\$ 300.00 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 28.00 /hr for employee with hand-held hose

\$ 55.00 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 12,260.00 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	25-0-11 W PRE-M	1 LB N/1000 SF	320 POUNDS	\$580.00
APR	25-0-11	.5 LB N/1000 SF	160 POUNDS	\$290.00
MAY	25-0-11	1 LB N/1000 SF	320 POUNDS	\$580.00
JUL	25-0-11	1 LB N/1000 SF	320 POUNDS	\$580.00
SEP	25-0-11	1 LB N/1000 SF	320 POUNDS	\$580.00
NOV	25-0-11 W PRE-M	1 LB N/1000 SF	320 POUNDS	\$580.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	25-0-11 W PRE-M	1 LB N/1000 SF	160 POUNDS	\$240.00
APR	25-0-11	.5 LB N/1000 SF	80 POUNDS	\$120.00
JUN	25-0-11	1 LB N/1000 SF	160 POUNDS	\$240.00
OCT	25-0-11 W PRE-M	1 LB N/1000 SF	160 POUNDS	\$240.00

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	25-0-11 W PRE-M	1 LB N/1000 SF	200 POUNDS	\$300.00
MAR	25-0-11	.5 LB N/1000 SF	100 POUNDS	\$150.00
APR	25-0-11	1 LB N/1000 SF	200 POUNDS	\$300.00
MAY	25-0-11	.5 LB N/1000 SF	100 POUNDS	\$150.00
JUN	25-0-11	1 LB N/1000 SF	200 POUNDS	\$300.00
JUL	FERROUS SULFATE	4 OZ/1000 SF	160 OZ	\$160.00
SEP	25-0-11	1 LB N/1000 SF	200 POUNDS	\$300.00
NOV	25-0-11 W PRE-M	1 LB N/1000 SF	200 POUNDS	\$300.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	10-4-12	1.5 LB N/1000 SF	580 POUNDS	\$1,070.00
JUN	10-4-12	1.5 LB N/1000 SF	580 POUNDS	\$1,070.00
OCT	10-4-12	1.5 LB N/1000 SF	580 POUNDS	\$1,070.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED PER APPLICATION	COST PER APPLICATION
MAR	8-2-12	1.5 LB/100 SF	520 POUNDS	\$1,040.00
JUN	8-2-12	1.5 LB/100 SF	520 POUNDS	\$1,040.00
SEP	8-2-12	1.5 LB/100 SF	520 POUNDS	\$1,040.00
NOV	8-2-12	1.5 LB/100 SF	260 POUNDS	\$520.00

Please list any additional fertilization for those plant materials requiring specialized applications. (i.e., Knockout Roses, Crape Myrtles, Loropetalum, Azalea, Ixora, among others)

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)
(if entire pesticide allowance is required) *

\$2,025.00
\$ _____ Yr

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

800.00
\$ _____ /Yr (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

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	Total Cost per Year (4x per year)
Date Palms	1	2	\$25.00	\$200.00
Coconut Palms	3	2	\$25.00	\$600.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas (indicated as dark green on the maintenance exhibit).

\$ 1,800.00 / Yr

Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

IRRIGATION NOT INCLUDED

Irrigation (All labor and materials)

\$ 3,600.00 /Yr

Freeze Protection (description of ability) LMP has the ability to cover sensitive parts
We can also ensure that the syetem gets shut down.

\$ 200.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 125.00 /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.

SEE ATTACHED LIST

PART 5

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 8,385.00 /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:

130 ^{45.00}
CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ /CY
(app. October)

And

65 ^{45.00}
CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ /CY
(app. April)

Installation of Pine Straw Mulch (All labor and materials) \$ ^{N/A} /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:

N/A ^{N/A}
bales Pine Straw per specs for the first top-dressing at \$ /bale
(app. October)

And

N/A ^{N/A}
bales Pine Straw per specs for the second top-dressing at \$ /bale
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 ~~3, 4~~ - This is what contract will be written for)

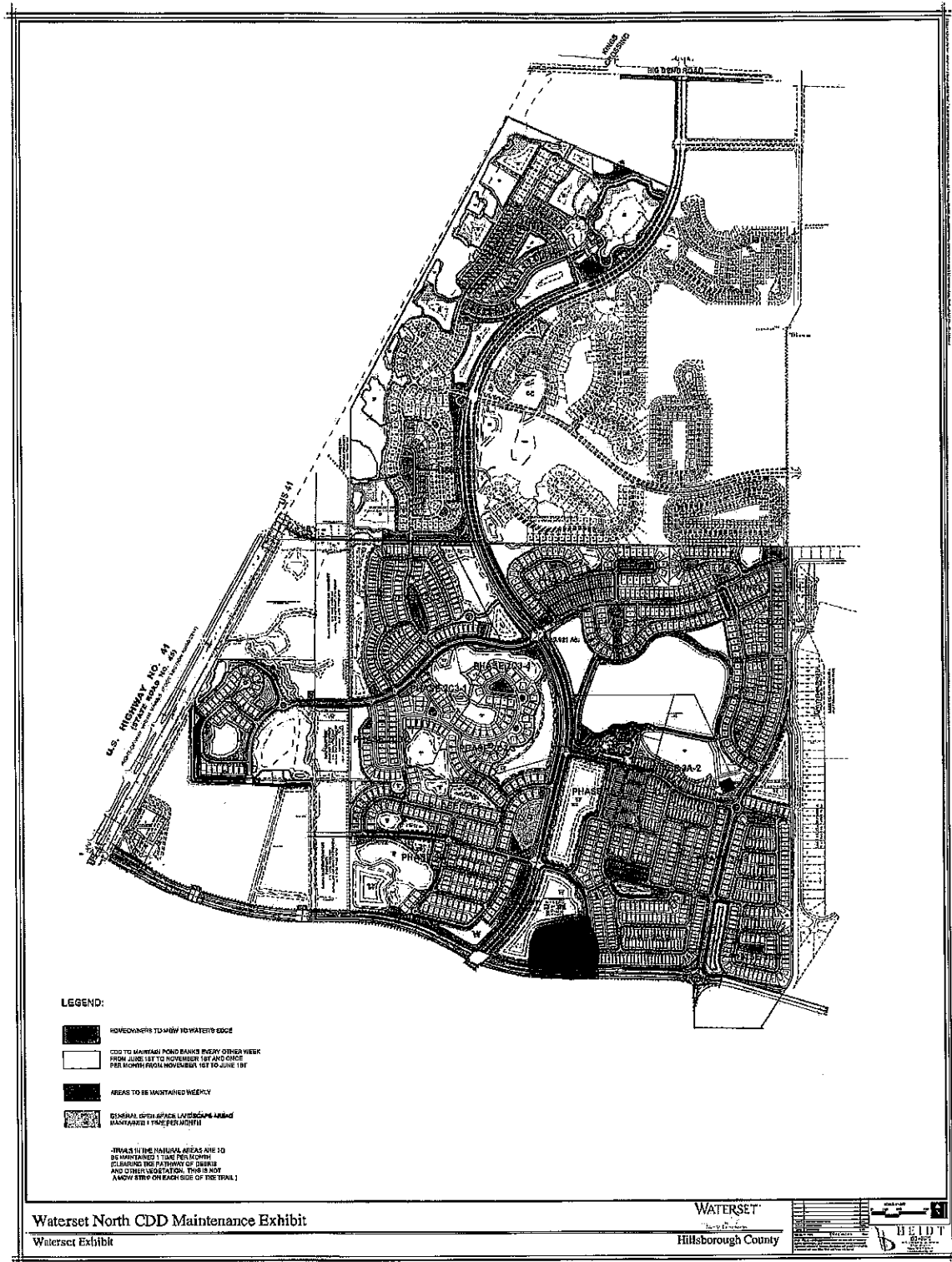
~~47,945.00~~
\$ 44,345 /Yr

FIRST ANNUAL RENEWAL

~~47,945.00~~ 44,345 /Yr

SECOND ANNUAL RENEWAL

~~47,945.00~~ 44,345 /Yr



WATERSET CENTRAL - WS BLVD. PH 3B & PHASE AL MAR CENTRAL PHASE I

BID FORM

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & ~~IRRIGATION~~ MAINTENANCE PHASE 5A-1

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 55,020.00 Yr

- Storm Cleanup \$ 35.00 /hr (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) We have the ability to apply freeze to protect sensitive plants.
We can also purchase the freeze cloth and store it at our facility for use at Waterset Central CDD.

\$ 250.00 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 35.00 /hr for employee with hand-held hose

\$ 55.00 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 4,395.00 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	25-0-11 W/PRE-M	1 LB N/1000 SF	240 POUNDS	\$360.00
MAR	25-0-11	.5 LB N/1000 SF	120 POUNDS	\$180.00
MAY	25-0-11	1 LB N/1000 SF	240 POUNDS	\$360.00
JUL	FERROUS SULFATE	3 OZ/ 1000 SF	180 OUNCES	\$180.00
OCT	25-0-11	.5 LB N/1000 SF	120 POUNDS	\$180.00
NOV	25-0-11 W PRE-M	1 LB N/1000 SF	240 POUNDS	\$360.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	25-0-11	1 LB N/1000 SF	100 POUNDS	\$150.00
MAR	25-0-11	.5 LB N/1000 SF	50 POUNDS	\$75.00
MAY	25-0-11	.5 LB N/1000 SF	50 POUNDS	\$75.00
OCT	25-0-11	1 LB N/1000 SF	100 POUNDS	\$150.00

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	10-4-12	1.5 LB N/1000 SF	375 POUNDS	\$450.00
MAR	10-4-12	1.5 LB N/1000 SF	375 POUNDS	\$450.00
MAY	10-4-12	1.5 LB N/1000 SF	375 POUNDS	\$450.00
AUG	0-0-16	4 LB/1000 SF	100 POUNDS	\$200.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED PER APPLICATION	COST PER APPLICATION
FEB	8-2-12	1.5 LB/ 100 SF	150 POUNDS	\$225.00
MAY	8-2-12	1.5 LB/ 100 SF	150 POUNDS	\$225.00
OCT	8-2-12	1.5 LB/ 100 SF	150 POUNDS	\$225.00
AUG	0-0-16	4 LB/ 1000 SF	50 POUNDS	\$100.00

Please list any additional fertilization for those plant materials requiring specialized applications. (i.e., Knockout Roses, Crape Myrtles, Loropetalum, Azalea, Ixora, among others)

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA	NA	NA	NA	NA

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)
(if entire pesticide allowance is required) *

\$ 1,200.00 Yr

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

NA
\$ _____ /Yr (based on quantities below)
(OTC injections per specs - **do not include in Grand Total**)

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	Total Cost per Year (4x per year)
NA	NA	NA	NA	NA

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas (indicated as dark green on the maintenance exhibit).

\$ 1,800.00 / Yr

Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

IRRIGATION NOT INCLUDED

Irrigation (All labor and materials)

\$ 7,800.00 /Yr

Freeze Protection (description of ability) We have the ability to protect sensitive parts.
We can also ensure that the system gets turned off.

\$ _____ /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 125.00 /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.

ON FILE

PART 5

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 6,075.00 /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:

90 _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 45.00 /CY
(app. October)

And
45 _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 45.00 /CY
(app. April)

Installation of Pine Straw Mulch (All labor and materials) \$ N/A /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:

N/A _____ bales Pine Straw per specs for the first top-dressing at \$ N/A /bale
(app. October)

And
N/A _____ bales Pine Straw per specs for the second top-dressing at \$ N/A /bale
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 ~~4~~ - This is what contract will be written for)

\$ ~~68,415.00~~ 60,615 /Yr

FIRST ANNUAL RENEWAL

\$ ~~68,415.00~~ 60,615 /Yr

SECOND ANNUAL RENEWAL

\$ ~~68,415.00~~ 60,615 /Yr

Tab 12



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

Grant,

Thank you - I'll be happy to sign that paperwork as soon as I can! If at all possible, I would like to offer a free clinic/lesson day (maybe 1/2 day; it's pretty hot right now) or 2 sometime in June or July. Is there a calendar of events we can plan around or who would be the best person to talk to about that - as well as any internal community-wide communication methods to get the word out quickly? We can also use that to gauge interest in Fall programming.

Ideally, we would like to have 1 tennis court 4:30-7:30, Monday - Thursday and Saturday 8:30 - 11:30am. Our morning classes would start with Monday/Wednesday 9am-10:30am. Hopefully, we can also get a Pickleball group going Tuesday/Thursday, 7:30-9pm. I am sure that not all of these will fill up right away. But with enough lead time, I'm sure we can make it successful.

Thanks!

Brandon Feldman
President, Boom Boom Management



---- On Wed, 05 Jun 2019 09:55:54 -0500 GPhillips@rizzetta.com wrote ----

Brandon,

You can begin to work with the Castle Group on-site staff on signing a sub-contractor agreement for the District. Can you please include what times you plan on playing as well with this proposal.

Thank you,

Grant Phillips
District Manager

Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813.533.2950

gphillips@rizzetta.com

Tab 13

From: [Grant Phillips](#)
To: [Lynda McMorrow](#)
Cc: [Mrs. Gsell \(Maria.Gsell@sdhc.k12.fl.us\)](#); [Jennifer Budis](#)
Subject: RE: Tennis Courts
Date: Wednesday, June 5, 2019 1:01:49 PM

Lynda,

Thank you for passing this along. We will add to the Board's next agenda for consideration.

Regards,

Grant Phillips
District Manager

Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813.533.2950

gphillips@rizzetta.com



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From: Lynda McMorrow <lmcmorrow@newlandco.com>
Sent: Wednesday, June 05, 2019 12:58 PM
To: Grant Phillips <GPhillips@rizzetta.com>
Cc: Mrs. Gsell (Maria.Gsell@sdhc.k12.fl.us) <Maria.Gsell@sdhc.k12.fl.us>
Subject: FW: Tennis Courts

Hi Grant,

Please see the below request from East Bay High School. I told Ms. Gsell I would forward her request to the board and also told her that the courts are very popular with the residents and that we do only have two courts for close to 1,5000 homes but I thought it would be best for it to be sent to you to submit the request to the board.

Thanks,
Lynda

LYNDA MCMORROW

Marketing Manager - Waterset

MOBILE 813.526.1762
DIRECT 813.235.0163
OFFICE 813.235.0154
lmcmorrow@newlandco.com
7012 Sail View Lane
Apollo Beach, FL 33572

NEWLANDCO.COM



From: Maria Gsell <Maria.Gsell@sdhc.k12.fl.us>
Sent: Wednesday, June 5, 2019 12:48 PM
To: Lynda McMorrow <lmcmorrow@newlandco.com>
Cc: Amy Stevens-Cox <amy.stevens-cox@sdhc.k12.fl.us>; Brian Williams <Brian.Williams@sdhc.k12.fl.us>; Lanness Robinson <Lanness.Robinson@sdhc.k12.fl.us>
Subject: Tennis Courts

Hello,

I have one more favor to ask of you before I leave. Our tennis teams have practiced at Apollo Beach Golf and Tennis for years; however, since Lennard is now their home school they will be using Apollo Beach.

Would you please let me know if there is any way that our teams could use your courts for practice? The dates would be February 1 through April 30, 2020 with three-four practices per week from 4:05 -6:30, and two matches per week.

I know this is a huge request, but it would hopefully be for one year only as our tennis courts are scheduled for renovation.

Thank you for any assistance you can lend.

TRIBE STRONG,

Maria

Maria L. Gsell, Principal
East Bay High School
Office: 671-5134
Fax: 671-5139
Follow us on Twitter @EastBayHS

"Preparing Students for Life"

Tab 14

THE COOL POOL SCHOOL, LLC **PROVIDING SWIM SAFETY INSTRUCTION**

For Waterset residents

OVERVIEW

The Cool Pool School, LLC is pleased to submit this proposal for services to support the Waterset residents in achieving its goals of spreading water safety and swim instruction to the residents of Waterset to reduce the risk of drowning.

The Objective

Waterset is home to many young residents that could benefit from highly qualified and research-based swim safety instruction. Our local children need to learn the key aspects of swim safety and the importance to understand how to swim properly. With proper instruction, Waterset's younger residents' risk of drowning at a Waterset pool will dramatically be reduced. Providing swim instruction can also elicit community engagement with its residents.

OUR PROPOSAL

Residents will pay fee for swim safety instruction. Lessons will be 20 minutes each in length. Lessons will occur in the mornings and evenings depended on the needs of the residents. The Cool Pool School, LLC will pay Waterset CDD 10% of fees from swim instruction for use of the Landing pool. The Cool Pool School, LLC instructor, Megan Esposito, is insured through FITCO policy that covers 1,000,000/3,000,000.

QUALIFICATIONS

The Cool Pool School, LLC instructor is highly qualified and certified in the following:

15 years of providing highly effective, researched based swim instruction

Adult CPR certified

Child CPR certified

Infant CPR certified

Lifesaving Strokes and Swim Instruction Certification

Swim 101 and Swim Instructor Certification

Foundations of Teaching and Swim Instructor Certification

Thank you for your consideration,

Megan Esposito
The Cool Pool School, LLC



FIRSTAIDWEB INC.
AND
NATIONAL HEALTH & SAFETY FOUNDATION®

LET IT BE KNOWN THAT

Megan Esposito

HAS COMPLETED A TRAINING COURSE IN
Adult CPR, Child CPR and Infant CPR

VALID 08/13/2017 TO 08/13/2019

IN ACCORDANCE WITH FIRSTAIDWEB INC.
CERTIFICATION TERMS & CONDITIONS



FIRSTAIDWEB INC.
AND
NATIONAL HEALTH & SAFETY FOUNDATION®

This card certifies that the individual named herein has demonstrated proficiency in the curricula indicated on the reverse side of this card by successfully completing and passing cognitive evaluation consistent with national consensus and the standards established by the American Heart Association® for the Community & Workplace and FirstAidWeb Inc. Terms & Conditions.

Certification Body:
FirstAidWeb Inc.

CARDHOLDER'S SIGNATURE

Swim Lessons University

CERTIFIES

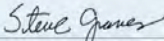
Megan Esposito

Has successfully completed the 2nd Edition of **Swim 101** Instructor Certification Course.

An SLU certification means that on the date of completion, the course participant was competent in the following training topics: Teaching strategies, activities, and progressions for teaching Breath Holding, Breath Control, Freestyle Kick, Back Kick, In-line Kick, and a Surface Swim with Pop-up Style Breathing.



James L. Reiser, M.S., Founder, President
Swim Lessons University



Steve Graves, President
World Aquatic Babies & Children Network
World Aquatic Babies Congress

SWIM LESSONS UNIVERSITY



Swim Lessons University

CERTIFIES

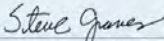
Megan Esposito

Has successfully completed the **The Foundations of Teaching** Instructor Certification Course.

An SLU certification means that on the date of completion, the course participant was competent in the following training topics: Class Management, Choral Responding, Check for Understanding, Instructions, Practice, The Progression Principle, Six Types of Feedback, Demonstrations, and Dynamic Presentation Techniques.



James L. Reiser, M.S., Founder, President
Swim Lessons University



Steve Graves, President
World Aquatic Babies & Children Network
World Aquatic Babies Congress

SWIM LESSONS UNIVERSITY



Swim Lessons University

CERTIFIES

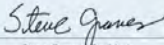
Megan Esposita

Has successfully completed the
Lifesaving Strokes 401, 402, & 403 Instructor Certification Course.

An SLU certification means that on the date of completion, the course participant was competent in the following training topics: Teaching strategies, progressions, and drills for teaching Sidestroke, Elementary Backstroke, & Treading Water.



James L. Reiser, M.S., Founder, President
Swim Lessons University



Steve Graves, President
World Aquatic Babies & Children Network
World Aquatic Babies Congress

SWIM LESSONS UNIVERSITY



Tab 15



Wataset Central Community Development District

Date of Visit: May 15th, 2019 at 2:00pm

District Manager: Grant Phillips, GPhillips@Rizzetta.com

Onsite Managers: Barry Mazzoni, BMazzoni@Castlegroup.com; Ann Caley-Chevalier, ACaley@Castlegroup.com

Address: 7281 Paradiso Drive, Apollo Beach, FL 33572

Egis Attendees: Ryan Rupnarain, Sr. Loss Control Consultant; Brent Grimmel, VP Agency Operations

Visit Overview:

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the Wataset Central Community Development District which consists of approximately 406 acres. The number of ponds and housing units is increasing as the district is not fully built out at this time. District owned amenities include a clubhouse, resort and lap pool, water slide, fitness center, as well as tennis, pickleball, basketball, and volleyball courts. While on site, we had the opportunity to review the insured property schedule and made note any necessary updates. An updated schedule will be provided by your Account Manager for your review and acceptance.

The visit also allowed us to support the district's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

Loss Control Observations:

Strengths:

- Restroom floors demonstrate good slip resistance. Wet floor signage is used when appropriate. (Figure A)
- Slide rules signage is in place and visible before entering the slide, as well as while on the slide tower. The slide is only open when a monitor is in place. (Figure B)
- Fire suppression equipment inspections are up to date. (Figure C)
- CCTV camera system monitors amenity areas. (Figure D)

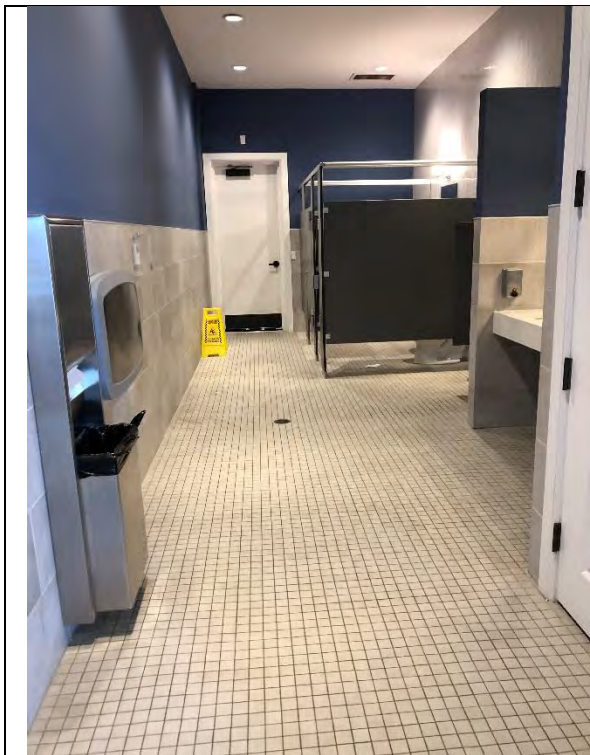


Figure A



Figure B



Figure C



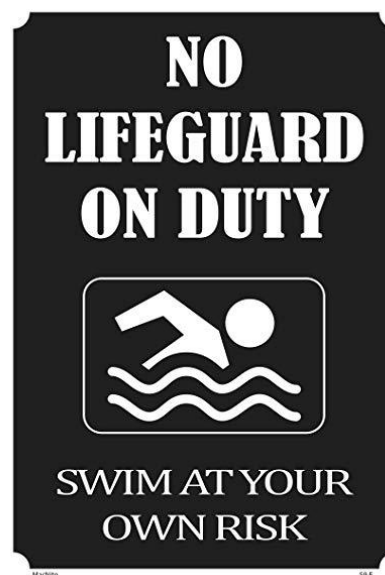
Figure D

Recommendations:

- **Rec. 01 Pond Signage** – Consider adding signage to ponds that are adjacent to areas with high pedestrian traffic including sidewalks and trails. Signage should prohibit swimming, and warn of wildlife in the area such as alligators and snakes. Signage would be a prudent addition near the playground. Sample signage is included below. Signage can remind residents that a catch and release policy is in place if fishing is allowed.



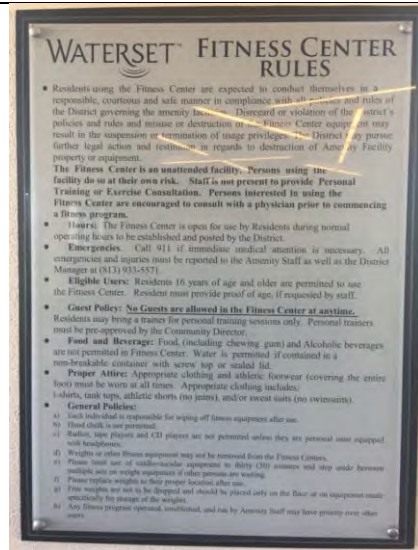
- **Rec. 02 Lifeguard Signage** – The current pool rules signage does not have any language indicating that the pool is “swim at your own risk” nor that there is no lifeguard on duty. It is important to inform residents of these conditions so that they may take the necessary precautions when entering the pool area and using the pool. This may be accomplished by adding signs similar to the example included in the bottom right photo in the pool area and at all pool entry gates. A revision of the existing signs to include this language should also be considered.



- **Rec. 03 Playground Signage** – Signage and/or labels should be posted in all playground areas or on the equipment to provide guidance as to the age appropriateness of playground equipment. This helps in keeping children from using equipment not designed by the manufacturer for their age, size, and ability. Signage should also remind parents and guardians that children should be supervised at all times and that surfaces may be hot. Although the label pictured below includes some of this information, it is not as resilient as signage. The sign example included below is the same sign used at Waterset North.



- **Rec. 04 Fitness Center Rules** – At this time, the rules for the Waterset Central fitness center are not posted in or near the fitness center. Posting a rules sign helps to remind residents of the policies the district has put in place, including eligibility requirements. The photo at the bottom right shows the rules posted at Waterset North, which appear to be consistent with Waterset Central's policies. Identify a location in or near the entrance of the fitness center to post the rules so that they are visible to all residents/guests who may consider using the facility.



- **Rec. 05 Floor Mats** – Mats and entry and exit points are a great best practice in reducing the likelihood of slips and falls, especially in inclement weather. As mats age and wear, the edges may become warped and frayed, creating a trip hazard. Develop a procedure to inspect mats and replace them as needed. Keeping an inventory of spare mats helps to facilitate this process. The mat pictured below is located in front of the fitness center entrance.



- **Rec. 06 Pool Life Safety Equipment** – Quick and easy access to life safety equipment is critical in emergency situations. The life ring and hook pictured below is accessible, but it is obstructed by the growing landscape in front of it. Consider relocating the posts and equipment so that it is not obstructed by the landscaping. One option may be to move one of the posts so that it is in front of the landscape area instead of behind it.



APPENDIX A: SUGGESTED GENERAL MAINTENANCE CHECKLISTS

Surfacing (§2.4)

- ☐ Adequate protective surfacing under and around the equipment.
 - ☐ Install/replace surfacing
- ☐ Surfacing materials have not deteriorated.
 - ☐ Replace surfacing
 - ☐ Other maintenance: _____
- ☐ Loose-fill surfacing materials have no foreign objects or debris.
 - ☐ Remove trash and debris
- ☐ Loose-fill surfacing materials are not compacted.
 - ☐ Rake and fluff surfacing
- ☐ Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.
 - ☐ Rake and fluff surfacing

Drainage (§2.4)

- ☐ The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.
 - ☐ Improve drainage
 - ☐ Other maintenance: _____

General Hazards

- ☐ There are no sharp points, corners or edges on the equipment (§3.4).
- ☐ There are no missing or damaged protective caps or plugs (§3.4).
- ☐ There are no hazardous protrusions (§3.2 and Appendix B).
- ☐ There are no potential clothing entanglement hazards, such as open S-hooks or protruding bolts (§2.5.2, §3.2, §5.3.8.1 and Appendix B).
- ☐ There are no crush and shearing points on exposed moving parts (§3.1).
- ☐ There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in a use zone (§3.6).

NOTES:

DATE OF INSPECTION:

Security of Hardware (§2.5)

- ☐ There are no loose fastening devices or worn connections.
 - ☐ Replace fasteners
 - ☐ Other maintenance: _____
- ☐ Moving parts, such as swing hangers, merry-go-round bearings, and track rides, are not worn.
 - ☐ Replace part
 - ☐ Other maintenance: _____

Durability of Equipment (§2.5)

- ☐ There are no rust, rot, cracks, or splinters on any equipment (check carefully where it comes in contact with the ground).
- ☐ There are no broken or missing components on the equipment (e.g., handrails, guardrails, protective barriers, steps, or rungs).
- ☐ There are no damaged fences, benches, or signs on the playground.
- ☐ All equipment is securely anchored.

Leaded Paint (§2.5.4)

- ☐ Paint (especially lead paint) is not peeling, cracking, chipping, or chalking.
- ☐ There are no areas of visible leaded paint chips or accumulation of lead dust.
 - ☐ Mitigate lead paint hazards

General Upkeep of Playgrounds (§4)

- ☐ There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
 - ☐ Remove string or rope
 - ☐ Correct other modification
- ☐ The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
 - ☐ Clean playground
- ☐ There are no missing trash receptacles.
 - ☐ Replace trash receptacle
- ☐ Trash receptacles are not full.
 - ☐ Empty trash

INSPECTION BY:

Tab 16



Proposal

Date: 06/27/2019

Prepared By: John Glaros
Culligan Water
2703 Airport Road
Plant City, FL 33563
(888)440-4542
jglaros@tampaculligan.com

Quoted To: Castle Group
Ann Caley
7281 Paradiso Dr.
Apollo Beach, FL 33572
(813)677-2114
acaley@castlegroup.com

Proposal No:01980GI05
RE: Water Cooler System

On behalf of Culligan, I am appreciative of the opportunity to provide a proposal for a water cooler system that is designed to meet your needs.

Culligan Equipment/Services:

Qty	Part No	Description	Rental Price
1	Mtn	Bottle free cooler with filtration	\$25.47/mo. + tax
or			
1	Mtn	Bottle cooler with 5 gallon bottles	\$4.25 cooler rental and \$6.25 a 5 gallon bottle plus 6.00 bottle deposit per bottle

Rental Terms and Conditions: Service performed during normal business hours.

Initial_____

Quote Valid: 30 days

Delivery time: is estimated to be 3-5 days from receipt of purchase order or signed agreement.

Maintenance, Service and Repair

Regular service hours are 8 AM to 5 PM Monday through Friday. Emergency service is available 24 hours a day, seven days per week. Emergency service rates apply. Filter change on a annual basis

Additional Terms:

Thank you for the opportunity to serve your water treatment needs.

John Glaros
Culligan Commercial and Industrial

I have read and agree to the terms and conditions above and attached.

Accepted: _____
Signature Date

Print Title

Purchase Order # _____

Culligan: _____
Approval Signature Date

Print Title

Tab 17



FitRev Inc.
 4424 N. Lois Ave - Tampa, Florida 33614 -
 Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

Q U O T E

Quote	Date	Sales Rep:
AAAQ25854	07/02/19	Sabrina Bland

Sold To:

Waterset Club C/O Waterset Central CDD
 Grant Phillips
 9428 Camden Field Parkway
 Waterset Central CDD
 Riverview, FL 33578

Phone: (813) 620-3555
Fax: (813) 627-0066

Ship To:

Waterset Club C/O Waterset Central CDD
 Katelyn Schenk
 7281 Paradiso Drive
 Waterset Central CDD
 Apollo Beach, FL 33572

Phone: (813) 620-3555
Fax: (813) 627-0066

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Troy	GVDR-13	Vertical 4-Tier Dumbbell Rack, Holds 13 Pairs (3-50 lbs).	\$249.00	\$249.00
2	Troy	TSD-055R	55 lbs 12-Sided Rubber Encased Dumbbell	\$135.58	\$271.16
2	Troy	TSD-060R	60 lbs 12-Sided Rubber Encased Dumbbell	\$150.36	\$300.72
2	Troy	TSD-065R	65 lbs 12-Sided Rubber Encased Dumbbell	\$155.68	\$311.36
2	Troy	TSD-070R	70 lbs 12-Sided Rubber Encased Dumbbell	\$159.04	\$318.08
2	Troy	TSD-075R	75 lbs 12-Sided Rubber Encased Dumbbell	\$165.40	\$330.80
1	Shipping	Shipping	Shipping and Handling (Ship Direct to Customer)	\$215.00	\$215.00

SubTotal	\$1,996.12
Sales Tax	\$0.00

Total	\$1,996.12
--------------	-------------------

Please contact me if I can be of further assistance.

This quote becomes an order with signature. (see below for terms).

Signed:

Name:

Desired Week of Delivery?

Terms: This Order require a 50% deposit and balance paid upon completion of Installation.

Flooring orders require a 50% deposit and remaining balance due BEFORE shipping

FLOORING INSTALLATIONS ARE HANDLED BY A 3rd PARTY VENDOR AND IS NOT THE RESPONSIBILITY OF FITREV.

These terms are acknowledged with signature unless otherwise stated in writing and signed in acknowledgement by a FitRev Officer or Operations Manager.

Purchase Orders in lieu of payment MUST be provided before order will be processed.

☐ If lease, order is contingent upon customer obtaining financing from lease company and order will not be processed until a purchase order has been received.

Restocking Fee:

25% charge on all cancelled Cardio equipment

50% charge on all cancelled Strength equipment

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

Custom and logo items are not returnable and payment in full will be required.

All orders remain 100% property of FITREV until paid in full

Quote is valid for 90 days unless otherwise stated

Tab 18

BILL OF SALE
(Waterset Phase 4A South)

KNOW ALL MEN BY THESE PRESENTS, that **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company, whose address for purposes hereof is 777 South Harbour Island Boulevard, Suite 320, Tampa, Florida 33602 (“**Grantor**”), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**District**”), whose address is 9428 Camden Field Parkway, Riverview, Florida 33578, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the “**Personal Property**”), to-wit:

See **Exhibit “A”** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District’s own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby represent and warrant to the District, its successors and assigns, that (a) Grantor has not previously conveyed the Personal Property to any other party; (b) all contractors and subcontractors furnishing services or materials relative to the Personal Property have been paid in full, and (c) Grantor has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Grantor to the District, and the District hereby accepts the Personal Property, in its “as-is” condition.

AND Grantor does hereby covenant with the District that Grantor will warrant and defend the title of the Personal Property unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by, through and under Grantor, but against none other.

[Signatures Begin on Following Page]

[Grantor's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name
this _____ day of _____, 2018.

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Rick Stevens, Vice President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of
_____, 2018, by Rick Stevens, as Vice President of NNP-Southbend II, LLC, a
Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Aaron J. Baker, Vice Chairman of the
Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Aaron J. Baker, as Vice Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

Exhibit “A”

Personal Property

All of Grantor’s right, title and interest in and to all fixtures and improvements owned by Grantor (herein, the “**Fixtures and Improvements**”) on, under or within the following described land (the “**Real Property**”) in Hillsborough County, Florida, together with all of Grantor’s right, title, interest and benefit in, to, and under, the following plans, reports and documents relating to the Fixtures and Improvements or the operation of the Fixtures and Improvements: (i) all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and (ii) all third party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnifications, and agreements given with respect to the construction, installation or composition of the Fixtures and Improvements:

REAL PROPERTY

Tracts “B-43,” “B-44,” “B-45B” “B-46,” and “B-47,” according to the plat of WATERSET PHASE 4A SOUTH, as recorded in Plat Book 133, Pages 95 through 114, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

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

Prepared by and when
recorded return to:

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

SPECIAL WARRANTY DEED
(Waterset Phase 4A South)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2019, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is 777 South Harbour Island Boulevard, Suite 320, Tampa, Florida 33602, in favor of **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 9428 Camden Field Parkway, Riverview, Florida 33578.

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

See **Exhibit A** attached to this Deed

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

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: (a) taxes for the year 2019 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation) the Plat, and the rights and interests reserved to Grantor as "Owner" on said Plat.

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

[Signatures Begin on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

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

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Rick Stevens, Vice President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Rick Stevens, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Aaron J. Baker, Vice Chairman
of the Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Aaron J. Baker, as Vice Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

EXHIBIT A

Property

Tracts “B-43,” “B-44,” “B-45B” “B-46,” and “B-47,” according to the plat of WATERSET PHASE 4A SOUTH, as recorded in Plat Book 133, Pages 95 through 114, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

BILL OF SALE
(Waterset Phase 4B South)

KNOW ALL MEN BY THESE PRESENTS, that **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company, whose address for purposes hereof is 777 South Harbour Island Boulevard, Suite 320, Tampa, Florida 33602 (“**Grantor**”), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**District**”), whose address is 9428 Camden Field Parkway, Riverview, Florida 33578, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the “**Personal Property**”), to-wit:

See **Exhibit “A”** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District’s own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby represent and warrant to the District, its successors and assigns, that (a) Grantor has not previously conveyed the Personal Property to any other party; (b) all contractors and subcontractors furnishing services or materials relative to the Personal Property have been paid in full, and (c) Grantor has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Grantor to the District, and the District hereby accepts the Personal Property, in its “as-is” condition.

AND Grantor does hereby covenant with the District that Grantor will warrant and defend the title of the Personal Property unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by, through and under Grantor, but against none other.

[Signatures Begin on Following Page]

[Grantor's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name this ____ day of _____, 2018.

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Rick Stevens, Vice President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Rick Stevens, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Aaron J. Baker, Vice Chairman of the
Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Aaron J. Baker, as Vice Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

Exhibit “A”

Personal Property

All of Grantor’s right, title and interest in and to all fixtures and improvements owned by Grantor (herein, the “**Fixtures and Improvements**”) on, under or within the following described land (the “**Real Property**”) in Hillsborough County, Florida, together with all of Grantor’s right, title, interest and benefit in, to, and under, the following plans, reports and documents relating to the Fixtures and Improvements or the operation of the Fixtures and Improvements: (i) all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and (ii) all third party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnifications, and agreements given with respect to the construction, installation or composition of the Fixtures and Improvements:

REAL PROPERTY

Tracts “B-44,” “B-45B” “B-46,” and “B-47B,” according to the plat of WATERSET PHASE 4B SOUTH, as recorded in Plat Book 134, Pages 146 through 159, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

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

Prepared by and when
recorded return to:

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

SPECIAL WARRANTY DEED
(Waterset Phase 4B South)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2019, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is 777 South Harbour Island Boulevard, Suite 320, Tampa, Florida 33602, in favor of **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 9428 Camden Field Parkway, Riverview, Florida 33578.

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

See **Exhibit A** attached to this Deed

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

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: (a) taxes for the year 2019 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation) the Plat, and the rights and interests reserved to Grantor as "Owner" on said Plat.

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

[Signatures Begin on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

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

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Rick Stevens, Vice President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Rick Stevens, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Aaron J. Baker, Vice Chairman
of the Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Aaron J. Baker, as Vice Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

EXHIBIT A

Property

Tracts “B-44,” “B-45B” “B-46,” and “B-47B,” according to the plat of WATERSET PHASE 4B SOUTH, as recorded in Plat Book 134, Pages 146 through 159, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

Tab 19



Rizzetta & Company

Waterset Central Community Development District

Proposal for Professional Field Services

Presented by: Rizzetta & Company, Inc.

**3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813.514.0400**

rizzetta.com

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Rizzetta & Company

Summary of Firm's Qualifications and Experience

FIELD SERVICES:

Rizzetta & Company, Inc., ("Consultant") offers an extensive menu of field services for both Community Development Districts and Community Associations. Our field services management team comprises of a Landscape Architect, an Arborist and all of our operations managers are Green Industries Best Management Practices (GIBMP) certified in the state of Florida. Please see our complete listing of services below:

Arboriculturist Services: Certified Arborist on staff available for consultation services regarding; pruning, diagnosis treatment, tree value appraisal, fertilization, tree risk assessment and removal.

Community Asset Management Plan: Perform a complete inventory of the Client's assets and provide an inventory report.

Landscape Design: Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.

Landscape and Irrigation Specification Development: Develop a request for proposal (RFP) document. Develop a customized set of standards and specifications based on the Client's needs and budget. Conduct the bidding process, review and prepare a bid tabulation document for the Client. Assist the Client with reviewing the bid tabulation and other pertinent information.

Landscape Maintenance Inspections: Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.

Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.

Master Task Project Plan for Mature Communities: Develop a project plan specific to landscape replacement and enhancement for the common grounds and the amenity facility. Emphasis is on maturing landscape in the community and budgeting accordingly.

Stormwater Pond Specification Development: Develop a request for proposal (RFP) document. Conduct the bidding process. Assist the Client with reviewing the bids and other pertinent information.



Rizzetta & Company

Rizzetta & Company's Team

Waterset Central Community Development District ("District") will be serviced out of our Citrus Park office.

John Toborg, our Senior Field Service Manager is fully accessible to any board member for open and direct communications regarding any questions you may have.

The address and phone number of our Citrus Park office is:

**12750 Citrus Park Lane, Suite 115
Tampa, Florida
(813) 933-5571**



Rizzetta & Company

Scope of Service

Rizzetta & Company, Inc., at the request of the District is providing a proposal for professional field services in the form of landscape maintenance inspection services. These services will be provided on a recurring basis, a detailed description of these services is provided below:

LANDSCAPE MAINTENANCE INSPECTION SERVICES:

- Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be produced in writing and executed by both Parties.
- Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items.
- Upon request of the District, attend monthly District meetings in person or via phone to review landscape maintenance inspection report.
- Notify landscape maintenance contractors about deficiencies in service or need for additional care.
- Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time.
- Provide input for preparation of the District's annual budget.



Rizzetta & Company

- Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services.
- Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.

ADDITIONAL SERVICES:

In addition to the services described above, the District may, from time to time, require additional services from the consultant. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations and vendor responses.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the Association for approval prior to beginning any additional services.

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

If any litigation support services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.



Rizzetta & Company

Fee Schedule

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

SERVICES:	MONTHLY
Landscape Maintenance Inspection Services	\$600.00
Total Annual Services Costs:	\$7,200.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support services are billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
Senior Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Financial Analyst	\$150.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Bookkeeper/Clerk	\$ 85.00
Administrative Assistant	\$ 85.00



Rizzetta & Company

CONTRACT FOR PROFESSIONAL FIELD SERVICES

DATE: July 1, 2019

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**
9428 Camden Field Parkway
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional field management services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional field services to the District pursuant to industry standards and best practices. A detailed description of these services is provided below.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be reduced to writing and executed by both Parties.
- ii. Provide the District with one (1) monthly landscape maintenance

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 2
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items.

- iii. Upon request of the District, attend monthly District meetings in person or via phone to review landscape maintenance inspection report.
- iv. Notify landscape maintenance contractors about deficiencies in service or need for additional care.
- v. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time.
- vi. Provide input for preparation of the District's annual budget.
- vii. Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services.
- viii. Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the Services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to, attendance at additional meetings, District presentations, and vendor responses. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the Consultant

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 3
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

- IV. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

V. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit A** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit A**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit A**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 4
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit A**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit A**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit A** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit A**.
- ii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 5
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

- iv. Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- VIII. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.
- IX. RESPONSIBILITIES.**
- A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- X. DISAGREEMENTS BETWEEN DISTRICT AND LANDSCAPE CONTRACTOR.** Consultant shall, as necessary, render a written opinion on all claims of District and the landscape contractor relating to the acceptability of the landscape contractor's work or the interpretation of the requirements of the landscape and irrigation contract documents pertaining to the progress of landscape contractor's work.

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 6
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

XI. TERMINATION. This Contract may be terminated as follows:

- A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant at the address noted herein.
- B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District at the address noted herein.
- C.** By the Consultant or District, for any reason, upon provision of a minimum of thirty (30) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 7
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

full force and effect.

- D. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 8
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, 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.

XIV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 9
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XV. ASSIGNMENT. Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which 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 the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

**CONTRACT FOR PROFESSIONAL FIELD SERVICES (INSPECTION SERVICES) 10
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

- XVII. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Waterset Central Community
Development District
9428 Camden Field Parkway
Tampa, FL 33578
Attn: District Manager

With a copy to: Erin McCormick Law, P.A.
3314 Henderson Boulevard, Suite 103
Tampa, FL 33609
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, 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 Contract 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 the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. 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.

- XVIII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XIX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this

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Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.

- XXI. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract 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 Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant 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 Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXIII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant 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 a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, 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 of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

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- XXIV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXV. COUNTERPARTS.** This Contract 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.

(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: _____

William J. Rizzetta

TITLE: _____

President

DATE: _____

WITNESS: _____

Witness

Print Name of Witness

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: _____

Chairman/Vice Chairman

DATE: _____

ATTEST: _____

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit A – Schedule of Fees

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EXHIBIT A
Schedule of Fees

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

MONTHLY

\$600.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Amenity Services Manager	\$175.00
Supervisor, Field Services	\$175.00
Clubhouse Manager	\$175.00
Financial Analyst	\$150.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00