



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
September 12, 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	Joe Roethke	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**

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

September 4, 2019

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, September 12, 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. [Aquatic Services Update](#)Tab 1
 - ii. Consideration of Landscape Proposal(s)Tab 2
 - B. District Counsel
 - C. District Engineer
 - D. Clubhouse Manager
 - i. [Presentation of Management Report](#)Tab 3
 - E. District Manager
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on August 8, 2019.....Tab 4
 - B. Consideration of Operations & Maintenance Expenditures for August 2019.....Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Agreement with Heidt Design Authorizing Acceptance Letter from the County for Phase 5A-2A.....Tab 6
 - [B. Consideration of Phase 5A-2A Conveyance and Reimbursement Agreement](#)Tab 7
 - C. Consideration of Phase 5A-2A South DeedTab 8
 - D. Consideration of Phase 5A-2A South Bill of Sale.....Tab 9
 - E. Consideration of Insurance ProposalTab 10
 - F. Consideration of Security Agreement Termination.....Tab 11
 - G. Consideration of Access Control Repair ProposalTab 12
- 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,

Joseph Roethke

Joseph Roethke
Regional District Manager

Tab 1



Waterset Central CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 9/5/2019

Prepared for:

Mr. Joe Roethke, District Manager
Rizzetta and 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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 8, 9, 10	3
PONDS 11, 12, 13	4
PONDS 14, 15, 16	5
PONDS 17	6
MANAGEMENT/COMMENTS SUMMARY	6
SITE MAP	8, 9

Site: 8

Comments:

Normal growth observed
Trace amounts of algae within the narrow section of Pond #8.
Overall, the site looked good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2019



September, 2019

Site: 9

Comments:

Normal growth observed
Site was observed to be slightly turbid. Development of Cattails along the shoreline was identified during inspection.

Action Required:

Routine maintenance next visit

Target:

Cattails



September, 2019



September, 2019

Site: 10

Comments:

Normal growth observed
Algae and shoreline weeds were observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2019



September, 2019

Site: 11

Comments:

Site looks good

No issues were observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 12

Comments:

Site looks good

No issues observed within Pond #12 during inspection. Sandy bottom was observed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 13

Comments:

Normal growth observed

Floating Duckweed was observed along the shoreline perimeter.

Action Required:

Routine maintenance next visit

Target:

Duckweed



September, 2019



September, 2019

Site: 14

Comments:

Site looks good

No issues were observed within site #14 during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 15

Comments:

Normal growth observed

Site #15 was observed with minimal Cattails along the perimeter and within the shallow areas.

Action Required:

Routine maintenance next visit

Target:

Cattails



September, 2019



September, 2019

Site: 16

Comments:

Site looks good

No issues were observed during the inspection. Water clarity was observed between 2-3 feet.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 17

Comments:

Site looks good

Shoreline weeds continue to decompose into the pond. No issues were observed. Water Clarity was observed between 4-6 feet.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Management Summary

Overall, the ponds within the Waterset Central CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed weeds. Algae is an unwanted, but a typical occurrence within storm water retention ponds. Irrigation, pet waste, natural nutrient up welling, detritus from the road, and any other external sources of impact are all factors that contribute to what is called non-point source pollution. Non-point source pollution occurs when rains, heavy irrigation, or sometimes natural aquifer flows, wash excess nutrient build up from lawn fertilization, pet waste, landscaping debris, oil, pesticides, naturally occurring nutrient, and other sources of detritus into a retention pond. All factors from non-point source pollution contribute to algae blooms and poor water quality issues.

Pond #8: Minor algae was observed within the cove of Pond #8 that will be treated during our next routine maintenance visits. Positive results should be evident within 10-14 days following application date.

Pond #9: A slight turbidity was observed within Pond #9 likely due to the recent rains washing loose silt into the pond. ASI can provide an Alum proposal to bind the sediments increasing water clarity. Development of Cattails along the perimeter were observed, which will be treated during our next routine visit.

Pond #10: Moderate algae growth was observed within Pond #10 during inspection. Treatment will be applied during our next maintenance visit to reduce algae coverage. Minor shoreline weeds were also observed and will be treated during our next visit as well.

Pond #11: No issues were observed within during inspection.

Pond #12: No issues were observed within during inspection.

Pond #13: Floating Duckweed was observed to be developing along the shoreline perimeter, which will be treated during our next routine maintenance visits. Positive results should be evident within 14-21 days following application.

Pond #14: No issues were observed within during inspection.

Pond #15: Minor developing Cattails were observed within site #15 that will be treated during our next routine maintenance visits.

Pond #16: No issues were observed within during inspection.

Pond #17: No issues were observed within during inspection.

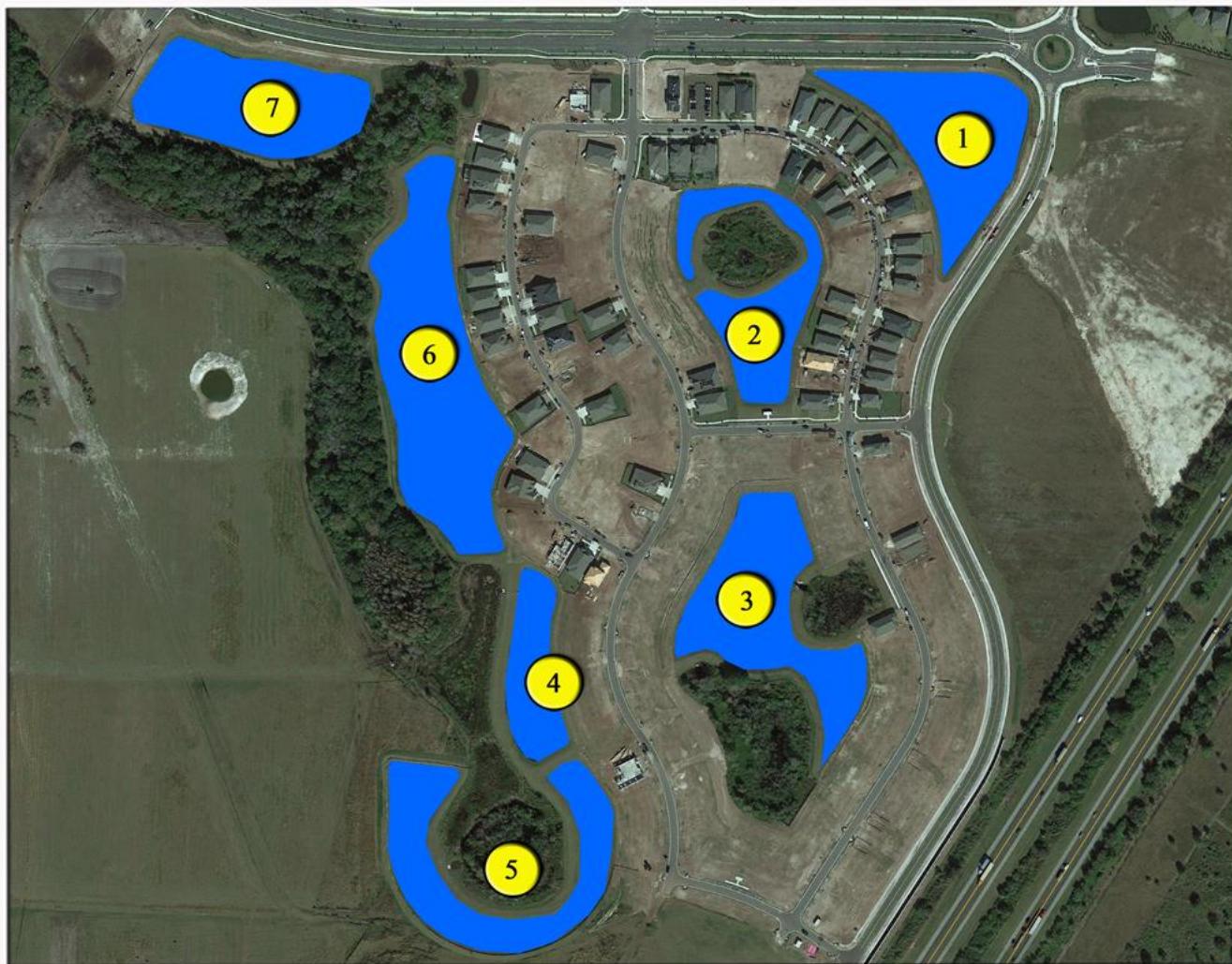
Site	Comments	Target	Action Required
8	Normal growth observed	Surface algae	Routine maintenance next visit
9	Normal growth observed	Cattails	Routine maintenance next visit
10	Normal growth observed	Surface algae	Routine maintenance next visit
11	Site looks good	Shoreline weeds	Routine maintenance next visit
12	Site looks good	Shoreline weeds	Routine maintenance next visit
13	Normal growth observed	Duckweed	Routine maintenance next visit
14	Site looks good	Shoreline weeds	Routine maintenance next visit
15	Normal growth observed	Cattails	Routine maintenance next visit
16	Site looks good	Shoreline weeds	Routine maintenance next visit
17	Site looks good	Shoreline weeds	Routine maintenance next visit



Waterset Central CDD

East

1-800-432-4302



PJS

7/2019



Wataset Central CDD

West

1-800-432-4302



PJS

7/2019

Tab 2



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

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

Date	8/6/2019
Estimate #	61195
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Proposal provides for the removal and replacement of all dead Little John's Callistemon around amenity center. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be separately as 'time and materials'			
Enhancements	Bottlebrush - Little John 3 GAL	76	13.75	1,045.00

TERMS AND CONDITIONS:

TOTAL	\$1,045.00
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

Tab 3



Unparalleled Property Services

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

MANAGEMENT REPORT – SEPTEMBER 2019

BOARD REQUESTS

CENTRAL BOARD: The Hillsborough county Supervisor of Elections wishes to review the Gathering room to be a possible election site. If you approve, they will do a site analysis to determine if the space is big enough and there is enough parking for the anticipated voter turnout.

A reminder, Hillsborough County allows political sign holders outside of the polling entrance. I am not sure this can be regulated if the space is to be a polling place.

The 2020 Election days are:

March 17th

August 18th

November 3rd

Recommendation of Staffing projections / cost analysis provided for 2020 but missed on budget.

See (Exhibit A)

NORTH BOARD: No request at this time.

ADMINISTRATION UPDATE

Landing Café: The Café sales are up 14% over last year. Sales are conducive to increased resident occupancy but also people are responding to hour blasts and events such as Pizza night and the like. We feel the Café will continue to show an upward trend with new menu items and experimenting with opening and closure times.

Staffing Updates: Beginning after Labor-day, we will begin going to Friday afternoon, full day Saturday and Sunday and Monday afternoon pool and slide monitoring.

OPERATIONS AND MAINTENANCE

Community Operational Notes:

Community Director wishes to share the following operational notes and recommendations regarding Waterset and its amenities with each board.

Central Gathering Room: We have nine rentals for September. Every weekend has parties scheduled.

North CDD – Landing Internet: After two months of data tracking, there is no particular reason why the internet is at minimal performance at times. Though very sporadic, the service dissipates with one user or seven. The service just slows down for no logical reason. The service gets shaky in every location not just the Café'. This data allows us to build a system that is not only cost effective but practical to the needs of the user.

This could be either equipment receiving the signal the modem, or the router does not have the capability we are looking for. We have met with providers and will begin finalizing proposals for your review in the coming months.

We are trying to negotiate a package arrangement with upgrading service in the Central Building to add two phone lines, static ip's for same. We need three lines in the office, so that we become more effective. Trying to conduct work and taking calls with one line is not service conducive. We are missing calls while we are on the phone answering other calls or making calls.

AUGUST COMPLETED NON-ROUTINE MAINTENANCE & PROJECT REQUESTS BY DISTRICT:

Waterset North CDD

- Deck pressure washed to remove bird droppings.
- Pavers at Landing Pool and Splash Zone were pressure cleaned.
- Very Early Morning Parking enforcement has found 43 main street lights out. TECO was called and they have been replaced. We have set a bi-weekly review of these lights to ensure they are regularly maintained.
- All electrical rooms were completely cleaned out and there is no longer any storage in these rooms.
- Staff cleaned trash around 29 lakes in August.

Waterset Central CDD

- We marked pool deck drainage with marker flags to make it easier for anyone to find those drains during heavy rains and move debris to allow water to drain more rapidly.

OPEN PROJECTS & MAINTENANCE ITEMS AS OF 8/31/19:

Waterset North CDD

- Staff inspected all emergency light fixtures. The results indicated 85% had either battery failures or one or two bulbs defective. We will be ordering these this week to replace.
- We have been reviewing options for replacing either light covers and/or fixtures in the ceiling lighting outside the Café entrance. The bamboo covers are deteriorating, and we are trying to find an alternative.
- Project request made to Rizetta for pressure cleaning some areas of the walking trails, as they are getting covered by dirt and algae. A resident fell on a slippery trail.

COMMUNITY EVENTS & MEETINGS:

- **Castle Cookout:** Is set for Sept. 7th 12-4.
- **Community Garage Sale:** is set for Sept. 21st

Please contact me if you have any questions regarding any items on this report.

Respectfully Submitted,

Chuck Schulze MBA, CAM, CEP
General Manager
Office: (813) 677-2114
cschulze@castlegroup.com

Tab 4

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, August 8, 2019 at 9:03 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

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Erin McCormick Law
Gail Huff	Ballenger & Company, Inc.
Kathryn Hinton	Castle Group
Chuck Schultz	Clubhouse Manager

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

There were no audience members present at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape & Irrigation

Ms. Huff provided an update for the Board and answered general questions. Brief discussion ensued regarding lighting damage.

B. Aquatic Services Update

The Board discussed various pond topics regarding stormwater drainage maps and turbidity after rainfall.

C. District Counsel

Ms. McCormick addressed and answered questions from the Board.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the Phase 4B South Deed for the Waterset Central Community Development District.

D. District Engineer

Not present. No report.

E. Clubhouse Manager

Mr. Schulze addressed and answered general questions from the Board.

F. District Manager

Mr. Phillips stated that the next regular meeting will take place on Thursday, September 12, 2019 at 9:00 AM at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Meeting
Held July 11, 2019**

Mr. Phillips presented the minutes of the meeting held on July 11, 2019 to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 11, 2019 for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for
June and July 2019**

Mr. Phillips presented the Operations & Maintenance expenditures for June and July 2019 to the Board for ratification.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board ratified the Operations and Maintenance Expenditures for June 2019 (\$37,268.67) and July 2019 (\$67,449.64) for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year
2019-2020 Budget**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors opened the public hearing on Fiscal Year 2019-2020 budget for the Waterset Central Community Development District.

Mr. Phillips presented the Fiscal Year 2019-2020 Final Budget to the Board.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors closed the public hearing on Fiscal Year 2019-2020 budget for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution
2019-06, Adopting Final Budget**

Mr. Phillips presented Resolution 2019-06, Adopting FY 2019-2020 Final Budget to the Board.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors adopted Resolution 2019-06 for the Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution
2019-07, Imposing Special
Assessments**

Mr. Phillips presented Resolution 2019-07, Imposing Special Assessments & Certifying Assessment Roll to the Board.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board of Supervisors adopted Resolution 2019-07 for the Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution
2019-08, Setting and Adopting
Meeting Schedule**

Mr. Phillips presented Resolution 2019-08, which will adopt the meeting schedule for the next Fiscal Year.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the amended landscape maintenance agreement and authorized staff to work on the additional addendum for the Waterset Central Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Fitness
Equipment Repair Proposal**

Mr. Phillips presented the fitness equipment repair proposal to the Board for consideration. Discussion ensued regarding labor charges and leasing. The Board decided to table the proposal until next month.

ELEVENTH ORDER OF BUSINESS

**Consideration of Tennis/Pickle-
Ball Programs Proposal**

Mr. Phillips presented the tennis/pickleball programs proposal to the Board for consideration. Ms. McCormick discussed sending correspondence to those who have requested use of the courts, and the Board discussed that this would be a first come first serve basis.

TWELFTH ORDER OF BUSINESS

**Consideration of ADA
Compliance Proposals**

Mr. Phillips presented several proposals to the Board for consideration. Discussion ensued regarding cost analysis.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the proposal for ADA website compliance from Campus Suites for the Waterset Central Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Professional
Technology Services Contract**

Mr. Phillips presented a contract for professional technology services to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the agreement for professional technology services from Rizzetta Technology Services for the Waterset Central Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Ratification of Pest Control
Proposal**

Mr. Phillips presented the proposal for pest control to the Board for consideration. Brief discussion ensued.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

TWENTY FIRST 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 9:30 AM for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 5

Waterset Central Community Development District

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

Operations and Maintenance Expenditures August 2019 For Board Approval

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

The total items being presented: **\$56,473.16**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alex Gregory	001363	081719-Gregory	Rental Deposit Refund	\$ 200.00
American Mulch & Ground Cover, LLC	001358	14497	Install Mulch - Playground 08/19	\$ 1,000.00
Aquatic Systems, Inc.	001360	0000452087	Monthly Lake & Wetland Service 08/19	\$ 2,172.00
Ballenger & Company, Inc.	001343	19274	Irrigation Maintenance 07/19	\$ 2,530.00
Castle Management, LLC	001352	INS-0719-193	Insurance Reimbursement 07/19	\$ 282.20
Castle Management, LLC	001344	PREIM07-19-19-212	Payroll Pay Period 06/29/19-07/12/19	\$ 3,089.93
Castle Management, LLC	001352	PREIM08-02-19-214	Payroll Pay Period 07/13/19-07/26/19	\$ 3,320.54
Christopher Rosario	001366	082119-Rosario	Rental Deposit Refund	\$ 200.00
Erin McCormick Law, PA	001345	10344	General Legal Services 07/19	\$ 3,412.00
F Peter Williams	001369	PW080819	Board of Supervisors Meeting 08/08/19	\$ 200.00
FitRev	001353	18988	Service Call - Repair Pulldown Machine 08/19	\$ 160.00
FitRev	001359	19055	Service Call - Diagnostics 08/19	\$ 112.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier	001362	813-741-0603-061118-5	Fios Internet 08/19	\$ 501.92
Hawkins Service Company	001346	2795	Exchange Fan in Pool Patio 07/19	\$ 484.00
Landscape Maintenance Professionals, Inc.	001364	144714-2	Monthly Ground Maintenance 07/19	\$ 5,661.20
Landscape Maintenance Professionals, Inc.	001364	145545	Monthly Ground Maintenance 08/19	\$ 13,031.20
Landscape Maintenance Professionals, Inc.	001364	145821	Fertilize Augustine, Bermuda 07/19	\$ 2,232.00
Landscape Maintenance Professionals, Inc.	001364	145822	Pest Control 07/19	\$ 540.00
Martha Pinciotto	001348	080219-Pinciotto	Rental Deposit Refund	\$ 200.00
Nvirotec Pest Control Services	001347	182476	Monthly Pest Control #12545 07/19	\$ 389.00
Nvirotec Pest Control Services	001365	183936	Monthly Pest Control #12545 08/19	\$ 85.00
Nvirotec Pest Control Services	001354	184259	Monthly Pest Control #12545 08/19	\$ 375.00
Nvirotec Pest Control Services	001354	184260	Monthly Pest Control #12545 08/19	\$ 550.00
Republic Services	001349	0696-00816657	(1) Waste & (1) Recycle Container Service 08/19	\$ 439.70

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001350	INV0000042235	District Management Fees 08/19	\$ 5,050.00
Rizzetta & Company, Inc.	001355	INV0000042429	Mass Mail 07/19	\$ 192.35
Rizzetta Technology Services	001351	INV0000004576	Email & Website Hosting Services 08/19	\$ 175.00
Scott Brich	001361	081719-Brich	Rental Deposit Refund	\$ 200.00
Suncoast Pool Service	001367	5529	Swimming Pool Service 08/19	\$ 1,850.00
TECO	001356	221003491596 07/19	7281 Paradiso Drive 07/19	\$ 6,119.98
TECO	001356	221003734730 07/19	7281 Paradiso Drive Pool Heater 07/19	\$ 33.26
TECO	001356	221004023737 07/19	7281 Paradiso Drive Pool Heater 07/19	\$ 37.38
TECO	001356	221006521464 07/19	7302 Paradiso Dr 07/19	\$ 21.40
TECO	001356	221006546453 07/19	6002 Covington Garden Dr S 07/19	\$ 21.81
TECO	001356	221007184437 07/19	6390 6390 Gold Coast Ave. 07/19	\$ 21.81

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tropitone Furniture Co., Inc.	001357	679579	Patio Furniture 08/19	\$ 689.62
Waterset North CDD	001368	OMR0719-1	Security Services Cost Share 20% 07/19	<u>\$ 892.86</u>
Report Total				<u>\$ 56,473.16</u>

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00

Date: 8/17/2019

Payable to: Alex Gregory ✓
Address: 6916 Park Strand Dr.
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. AUG 19 2019
D/M approval Joseph Roethke Date 8/26
Date entered AUG 23 2019
Fund 061 GL 20205 OC _____
Check # _____

American Mulch & Ground Cover, LLC
 10512 N. Nebraska Ave.
 Tampa, FL 33612

Invoice

Phone # 8134432121

Date	Invoice #
8/5/2019	14497

Bill To
Waterset CDD 9428 Camden Field Pkwy Riverview, FL 33578

Ship To
Waterset Central CDD 728 Paradiso Dr. Apollo Beach, FL 33572

Rep	S.O. No.	P.O. No.	Terms	Ordered By
HOUSE	10872		Net 30	Katelyn

Description	Ordered	Prev. Invoi...	Backord...	Invoiced	U/M	Rate	Amount
EWF Playground Mulch Fill fall zones to safe levels, color coat the rest of the playground to give it a fresh look. <div style="text-align: right;">AUG 12 2019</div> <div> Date Rec'd Dist Office _____ DM Approval <i>Joseph Roethke</i> 8/16 Date Entered <u>AUG 19 2019</u> Fund <u>001</u> GL <u>53900</u> CC <u>4655</u> Check # _____ </div>	25	0	0	25	YD	40.00	1,000.00

					Total	\$1,000.00
					Payments/Credits	\$0.00
					Balance Due	\$1,000.00

Aquatic Systems, Inc.,
a SOLitude Lake Management Company
Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

Invoice

INVOICE DATE: 8/1/2019
INVOICE NUMBER: 0000452087
CUSTOMER NUMBER: 00088090
PO NUMBER:
PAYMENT TERMS: Net 30

Waterset Central CDD
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - August		2,172.00	2,172.00

Aug 02 2019

Date Rec'd Rizzetta & Co., Inc. _____
Date 8-12-2019
D/M approved Grant Phillips Date _____
Date entered AUG 09 2019
Fund 001 GL 53800 CC 4605
Check# _____

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$2,172.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: Aquatic Systems, Inc.

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

DATE: 8/1/2019
INVOICE NUMBER: 0000452087
CUSTOMER NUMBER: 00088090
TOTAL AMOUNT DUE: \$2,172.00

AMOUNT PAID:

2172.00

THANK YOU FOR YOUR BUSINESS!

Ballenger & Company, Inc.

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

Invoice

Date	Invoice #
7/27/2019	19274

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

Project
Waterset Central CDD

P.O. No.	Terms
	Net 15

Quantity	Description	Rate	Amount
1	July Irrigation Maintenance	1,710.00	1,710.00
1	July Irrigation Maintenance 4 South & 30th Street	820.00	820.00
<div>Date Rec'd Dist Office <u>JUL 29 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>AUG 02 2019</u> Fund <u>001</u> GL <u>53900</u> CC <u>4609</u> Check # _____</div>			
Thank you for your business.		Total	\$2,530.00

Castle Management, LLC
12270 SW 3rd Street
Plantation, FL 33325

Invoice #: INS-0719-193
Invoice Date: 7/31/2019

Waterset Central Community Development District Facilities Manag

Date	Description	Amount
7/31/2019	Insurance Reimbursement	
	Burgess, Philip	\$136.95
	Caley-Chevalier, Ann	\$103.75
	Mallard, Scott	\$41.50

AUG 08 2019
Date Rec'd Dist Office _____
DM Approval Grant Phillips
Date Entered AUG 09 2019
Fund 001 GL 57200 CC 3305
Check # _____

Total Due This Invoice:

\$282.20
=====



Castle Management, LLC

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

Document No. : PREIMO7-19-19-212

Document Date : 7/19/2019

Date Printed : 7/26/2019

Unparalleled Property Services

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

Address:

PAY PERIOD 06/29/19-07/12/19

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Schulze, Chuck PRMGR	REG2	4.00	\$115.36	26.00%	145.35
Lowery, Leon POOLA	REG	20.50	\$205.00	36.00%	278.80
Kanafani, Banan CLUBAT	PTO	8.00	\$96.00	36.00%	130.56
Mallard, Scott MAINT	REG	8.00	\$112.00	36.00%	152.32
Burgess, Philip HOUSE	OT	1.75	\$32.81	36.00%	44.63
Burgess, Philip HOUSE	HOL	8.00	\$100.00	36.00%	136.00
Burgess, Philip HOUSE	REG	17.91	\$223.87	36.00%	304.47
Marin, Kevin CLUBAT	REG	52.75	\$527.50	36.00%	717.40
Williams, Douglas CLUBAT	REG	59.00	\$590.00	36.00%	802.40
Caley Chevalier, Ann ADMINA	REG	20.00	\$300.00	26.00%	378.00

Castle Management, LLC

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

Document Date: 7/19/2019

Document No. PREIM07-19-19-212

Date Printed: 7/26/2019

Report Totals:

Billing:
Total Sales Tax:
Balance Due:

3,089.93

3,089.93 ✓
=====

Date Rec'd Dist Office JUL 30 2019
DM Approval Grant Phillips
Date Entered AUG 02 2019
Fund 001 GL 57200 CC 3305
Check # _____



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

Document No. : PREIM08-02-19-214
Document Date : 8/2/2019
Date Printed : 8/8/2019

Unparalleled Property Services

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

PAY PERIOD 07/13/19-07/26/19

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Schulze, Chuck PRMGR	REG2	8.00	\$230.72	26.00%	290.71
Kanafani, Banan CLUBAT	REG	8.00	\$96.00	36.00%	130.56
Lowery, Leon POOLA	REG	56.00	\$560.00	36.00%	761.60
Mallard, Scott MAINT	REG	8.00	\$112.00	36.00%	152.32
Burgess, Philip HOUSE	REG	10.75	\$134.37	36.00%	182.75
Marin, Kevin CLUBAT	REG	51.50	\$515.00	36.00%	700.40
Williams, Douglas CLUBAT	REG	53.25	\$532.50	36.00%	724.20
Caley Chevalier, Ann ADMINA	REG	20.00	\$300.00	26.00%	378.00

Date Rec'd Dist Office AUG 08 2019

DM Approval Grant Phillips

Date Entered 08/09/2019

Fund 001 GL 57200 CC 3305

Check # _____

Castle Management, LLC

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

Document Date: 8/2/2019

Document No. PREIM08-02-19-214

Date Printed: 8/8/2019

Report Totals:

Billing:	3,320.54
Total Sales Tax:	
Balance Due:	3,320.54 ✓

=====

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00
Date: 8/21/2019
Payable to: Christopher Rosario
Address: 6914 Paradiso Dr
Apollo Beach, FL 33572
Description: Rental Deposit
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001- 20205

Approved by:



Date Rec'd Dist Office AUG 23 2019
DM Approval Joseph Roethke 8/26
Date Entered AUG 23 2019
Fund 001 GL 20205 CC
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
07/29/2019	10344
Terms	Service Through
	07/29/2019

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
07/05/2019	Erin R McCormick	Review of Agenda, Minutes, irrigation maintenance report and irrigation maintenance proposal, Castle Management Report, Arbitrage Rebate Calculation for Board of Supervisors meeting;	1.50	\$ 547.50
07/08/2019	Erin R McCormick	Email to Scott Brizendine, Grant Phillips and Jennifer Budis regarding assessment chart and platted lots for budget and assessment notices; review of recent plat for Phase 5A-2A;	0.50	\$ 182.50
07/09/2019	Erin R McCormick	Review of email from Scott Brizendine regarding platted lots and assessment schedule; telephone conference with Scott Brizendine regarding above and concerning no need for Developer Funding Agreement; telephone conference with Jennifer Budis regarding published notice and letters to property owner(s); review of email from Grant Phillips and respond	1.10	\$ 401.50
07/11/2019	Erin R McCormick	Review of Report from Egis regarding insurance recommendations; review of proposed Deeds and Bills of Sale; telephone conference with Jessica Mahoney regarding above; travel to and attend Board of Supervisors meeting	3.40	\$ 1,241.00
07/24/2019	Erin R McCormick	Review of mailed notice for assessment and budget hearings; review of emails from Jennifer Budis and Joe Roethke regarding above; telephone conference with Jen Budis regarding assessment notices;	0.60	\$ 219.00
07/25/2019	Erin R McCormick	Review of June Financial Statements; review of email from LeAnn Chiarelli regarding Motion authorizing Chairman to approve contracts and respond to same; prepare Appropriation Resolution; prepare Assessment Resolution; email to Jen Budis regarding Assessment Rolls needed for Assessment Resolution;	1.70	\$ 620.50
07/26/2019	Erin R McCormick	Review of Assessment Roll transmitted by Jen Budis and respond; review of email from Jennifer Budis and O&M Assessment Rolls;	0.50	\$ 182.50

**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
07/29/2019	10344
Terms	Service Through
	07/29/2019

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
07/11/2019	Erin R McCormick	Travel to and attend Board of Supervisors meeting	\$ 17.50

Date Rec'd Dist Office JUL 30 2019
DM Approval Grant Phillips
Date Entered AUG 02 2019
Fund 001 GL 51400 CC 3107
Check # _____

Total Hours	9.30 hrs
Total Work	\$ 3,394.50
Total Expenses	\$ 17.50
Total Invoice Amount	\$ 3,412.00
Previous Balance	\$ 3,544.50
7/16/2019 Payment - Check	(\$3,544.50)
Balance (Amount Due)	\$ 3,412.00

**WATERSET CENTRAL CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 8, 2019

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00 AM
Meeting End Time:	9:30 AM
Total Meeting Time:	

AUG 21 2019

Time Over _____ () Hours:

Date Rec'd Dist Office _____

Total at \$175 per Hour:

DM Approval Joseph Roethke 8/26

Date Entered AUG 23 2019

DM Signature: 

Fund 001 GL 51100 CC 1101

Check # _____

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



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

Invoice

Date	Invoice #
8/1/2019	18988

Bill To
Waterset Club C/O Waterset Central CDD Waterset Central CDD 9428 Camden Field Parkway Riverview, FL 33578

Ship To
Waterset Club C/O Waterset Central CDD Katelyn Schenk 7281 Paradiso Drive Waterset Central CDD Apollo Beach, FL 33572

P.O. No.	Terms	Rep
	Net 15	CZ

Item	Description	Qty	Rate	Amount
Labor	Labor to repair the lat pulldown machine guide rod. Guide rod under warranty	2	80.00	160.00
<p>Date Rec'd Dist Office <u>AUG 05 2019</u></p> <p>DM Approval <u>Grant Phillips</u></p> <p>Date Entered <u>AUG 09 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> CC <u>4614</u></p> <p>Check # _____</p>				

Subtotal		\$160.00
Sales Tax (0.0%)		\$0.00
Total		\$160.00
Payments/Credits		\$0.00
Balance Due		\$160.00

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 #
8/13/2019	19055

Bill To
Waterset Club C/O Waterset Central CDD Waterset Central CDD 9428 Camden Field Parkway Riverview, FL 33578

Ship To
Waterset Club C/O Waterset Central CDD Katelyn Schenk 7281 Paradiso Drive Waterset Central CDD Apollo Beach, FL 33572

P.O. No.	Terms	Rep
	Net 15	CZ

Item	Description	Qty	Rate	Amount
Diagnostic Call	Diagnostic Call		40.00	40.00
Labor	Labor		72.00	72.00
<div style="text-align: right;">AUG 13 2019</div> Date Rec'd Dist Office _____ DM Approval <i>Joseph Roethke</i> 8/16 Date Entered <u>AUG 19 2019</u> Fund <u>001</u> GL <u>57200</u> CC <u>4614</u> Check # _____				

		Subtotal	\$112.00
		Sales Tax (0.0%)	\$0.00
		Total	\$112.00
		Payments/Credits	\$0.00
		Balance Due	\$112.00

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.

Date Rec'd Dist Office _____
DM Approval Joseph Roethke 8/26
Date Entered AUG 23 2019
Fund 001 GL 57200 CC 4702
Check # _____

RECEIVED
AUG 20 2019
BY:

Account Summary

New Charges Due Date	9/09/19
Billing Date	8/14/19
Account Number	813-741-0603-061118-5
PIN	
Previous Balance	501.92
Payments Received Thru 8/05/19	-501.92
Thank you for your payment!	
Balance Forward	.00
New Charges	501.92
Total Amount Due	\$501.92

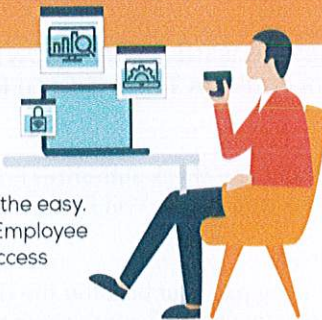
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- Pay by Mail

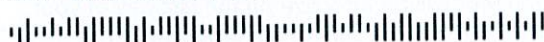
To Contact Us

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

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 005283 38938 B 24 A



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

PAYMENT STUB

Total Amount Due **\$501.92**

New Charges Due Date 9/09/19

Account Number 813-741-0603-061118-5

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

Amount Enclosed \$ **501.92**

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



91100481374106030611180000000000000000501925



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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 08/14/19 to 09/13/19

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		16.82
Partial Month Charges-Detailed Below		-5.00
Federal Excise Tax		.73
Federal USF Recovery Charge		5.92
FCA Long Distance - Federal USF Surcharge		3.66
FL State Communications Services Tax		7.68
FL State Gross Receipts Tax		3.93
County Communications Services Tax		8.41
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		177.59
Non Basic Charges		
Business FiOS Internet 300/300		274.99
Other Charges-Detailed Below		15.86
Partial Month Charges-Detailed Below		-144.99
Federal Excise Tax		.30
FCA Long Distance - Federal USF Surcharge		2.10
FL State Communications Services Tax		-.40
FL State Gross Receipts Tax		-.19
County Communications Services Tax		-.43
Total Non Basic Charges		147.24
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		5.99
Partial Month Charges-Detailed Below		-12.00
FCA Long Distance - Federal USF Surcharge		-1.47
FL State Communications Services Tax		-.37
FL State Gross Receipts Tax		-.19
County Communications Services Tax		-.41
Total Toll/Other		-8.45

TOTAL 501.92

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	8/14	5.99
1 Regional Sports Fee	AUTOCH	8/14	6.00
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	8/14	1.25
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	8/14	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	8/14	5.99
813/741-0603 Subtotal			23.54
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	8/14	4.31
813/741-0604 Subtotal			4.31
Partial Month Charges			
LD Discount Freedom Bus	PROMOTION	8/14 9/13	-7.00
CustoDiscount Sol for Bus	PROMOTION	8/14 9/13	-20.00
Bus MTM Promo	PROMOTION	8/14 9/13	-124.99

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 \$160.39 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.00 per use. 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

8/14/19

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
		-151.99
PROMOTION	8/14 9/13	-5.00
PROMOTION	8/14 9/13	-5.00
		Subtotal
		-10.00

Subtotal -134.14

i-HSC Hawkins Service Co.



Electrical



AC & Heating



Pool Repair



Plumbing



Gas

Hawkins Service Company
10517 Riverview Drive
Riverview, FL 33578
813.871.6610 | 866.429.5782
www/HawkinsServiceCo.com

☐ Bill-Out

☐ Warranty

☐ COD

☒ CC On File

☐ Work Complete

☐ Proposal

☐ Need To Return

☐ Other _____

☐ Left Estimate

Project Address:

Waterset Central

7281 Palmetto

Palmetto, FL

Technician Matt Date 7/31/19 Time In/Out 10:50 - 11:50 Work Order # 2795

Description of Issues - Repair Needs:

Remove Fan That was working from 2ND story Slide. Move
to Pool Patio in Exchange for Fan not working.
Tested Fan and is working correctly.

Installed	Ordered	Part Number & Description - Labor Hours	Cost	Total
		<i>Service Call</i> Date Rec'd Rizzetta & Co., Inc. <u>JUL 31 2019</u>		
		D/M approval <u>Grant Phillips</u> Date <u>8-7-2019</u>		
		Date entered <u>AUG 02 2019</u>		
		Fund <u>001</u> GL <u>57200</u> OC <u>4701</u>		
		Check # _____		

Equipment	Model Number	Serial Number

Payment Method ☐ Check ☐ Cash ☐ Credit Card

Card Type: MC Visa Disc Amex

Total Cost: \$ 484.00

Credit Card # _____

Exp Date _____

CCV # _____

Sign: X _____



PO Box 267
Seffner, FL 33583

Invoice

813-757-6500
813-757-6501

Date	Invoice #
7/1/2019	144714

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 July 2019**

Description	Qty	Rate	Amount
Monthly Ground Maintenance Phase 3B & Paseo Almar Central Phase 1	1	2,805.00	2,805.00
Addendum 1 - Remove Irrigation effective 6/1/19	1	-300.00	-300.00
Addendum 2 - Phase 5A-1 (no irrigation) effective 6/1/19	1	4,585.00	4,585.00
Addendum 3 - Remove commercial area/add pond across from Amenity Center on Paseo Almar (no irrigation) effective 7/1/19	1	280.00	280.00
Addendum 4 - Landscape Phase 4 South (no irrigation)	1	5,661.20	5,661.20
<div>Date Rec'd Dist Office _____ DM Approval <u>Joseph Roethke</u> 8/16 Date Entered <u>AUG 19 2019</u> Fund <u>001</u> GL <u>53900</u> CC <u>4604</u> Check # _____</div>			
Total			\$13,031.20
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	7/31/2019	Balance Due
			\$0.00
			\$13,031.20

PO Box 267
Seffner, FL 33583

Invoice

813-757-6500
813-757-6501

Date	Invoice #
8/1/2019	145545

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 August 2019

Description	Qty	Rate	Amount
Monthly Ground Maintenance Phase 3B & Paseo Almar Central Phase 1	1	2,805.00	2,805.00
Addendum 1 - Remove Irrigation effective 6/1/19	1	-300.00	-300.00
Addendum 2 - Phase 5A-1 (no irrigation) effective 6/1/19	1	4,585.00	4,585.00
Addendum 3 - Remove commercial area/add pond across from Amenity Center on Paseo Almar (no irrigation) effective 7/1/19	1	280.00	280.00
Addendum 4 - Landscape Phase 4 South (no irrigation) effective 7/1/19	1	5,661.20	5,661.20
<p>Date Rec'd Dist Office <u>JUL 30 2019</u></p> <p>DM Approval <u>Grant Phillips</u></p> <p>Date Entered <u>AUG 02 2019</u></p> <p>Fund <u>001</u> GL <u>53900</u> CC <u>4604</u></p> <p>Check # _____</p>			
Total			\$13,031.20
<p>Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.</p>			<p>Terms Due Date</p> <p>Net 30 8/31/2019</p>
Payments/Credits			\$0.00
Balance Due			\$13,031.20



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
7/31/2019	145821

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 Fertilizer	1	2,072.00	2,072.00
Celebration Bermuda Fertilizer	1	160.00	160.00
<p style="text-align: center;">AUG 13 2019</p> <p>Date Rec'd Dist Office _____</p> <p>DM Approval <u>Joseph Roethke</u> 8/16</p> <p>Date Entered <u>AUG 19 2019</u></p> <p>Fund <u>001</u> GL <u>53900</u> CC <u>4604</u></p> <p>Check # _____</p>			

July 2019		Total	\$2,232.00
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	8/30/2019	Balance Due



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
7/31/2019	145822

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 / PAY

Description	Qty	Rate	Amount
Pest control <div style="text-align: right;">AUG 13 2019</div> Date Rec'd Dist Office _____ DM Approval <u>Joseph Roethke</u> 8/16 Date Entered <u>AUG 19 2019</u> Fund <u>001</u> GL <u>53900</u> CC <u>4604</u> Check # _____	1	540.00	540.00
July 2019		Total	\$540.00
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	8/30/2019	Balance Due 14

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

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: 7-31-19

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: 182476
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 checked="" type="checkbox"/> Rodent Management	
		<input type="checkbox"/> Sonar System	

Targeted Pest		Treatment / Materials	
<input type="checkbox"/> Armadillos	<input type="checkbox"/> Bats	<input type="checkbox"/> Air Sponge Canisters	<input 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"/> DSV	<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	

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: Traps set

AUG 02 2019

Date Rec'd Dist Office

DM Approval Grant Phillips

Date Entered AUG 02 2019

Fund 001 GL 57200 CC 4614

Check # _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Waterset Central CDD
7821 Paradise Drive
Apollo Beach, FL 33572

Date: 8/26/19

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

Account Number: 12545

Invoice Number: 183936

Previous Balance: \$1,314.00

Commercial General Pests \$85.00

Sales Tax: \$0.00

Service Amount: \$85.00

Check /Cash: U/1500

Technician(s): U/1500

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 type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input checked="" type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service
General Pest			
<input type="checkbox"/> Acrobat Ants	<input checked="" type="checkbox"/> Mud Daubers	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Paper Wasps	<input type="checkbox"/> Avert Dry Flow Bait .054%	<input checked="" type="checkbox"/> Perimeter Sweep
<input type="checkbox"/> Carpenter Ants	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input checked="" type="checkbox"/> Taurus .06%
<input type="checkbox"/> Crazy Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol	<input checked="" type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Dekko Silver Fish Paks	<input type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Spiders	<input type="checkbox"/> Delta Dust	<input type="checkbox"/> Ultracide .985%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> Ticks	<input type="checkbox"/> Gentrol Liquid	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Wasp Freeze .249%
		<input type="checkbox"/> Maxforce Quantum .03%	<input type="checkbox"/> Web Out
			<input type="checkbox"/> _____
Rodent Control			
<input type="checkbox"/> Mice		<input type="checkbox"/> CM Rat Snap Traps	<input type="checkbox"/> Rodent Bait Stations
<input type="checkbox"/> Rats		<input type="checkbox"/> Contrac Blox Rodent Bait	<input type="checkbox"/> T-Rex Rat Snap Traps
<input type="checkbox"/> _____		<input type="checkbox"/> Final Blox Rodent Bait	<input type="checkbox"/> Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

Date Rec'd Dist Office AUG 21 2019

DM Approval Joseph Roethke 8/26

Date Entered AUG 23 2019

Fund 001 GL 57208 CC 4614

Check # _____



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: 8/1/19

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: **184259**

Previous Balance: **\$0.00**

Commercial Bird Control **\$375.00**

Sales Tax: **\$0.00**

Service Amount: **\$375.00**

Check /Cash: _____

Technician(s): Christian

Treatment Area	Structure	Type of Service
<input type="checkbox"/> Attic	<input type="checkbox"/> Bank	<input type="checkbox"/> Anti Microbial Treatment
<input type="checkbox"/> Garage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Attic Restoration
<input type="checkbox"/> Office Space	<input type="checkbox"/> Medical	<input type="checkbox"/> Bat Eviction
<input checked="" type="checkbox"/> Perimeter	<input checked="" type="checkbox"/> Professional	<input checked="" 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 type="checkbox"/> Rats	<input type="checkbox"/> Air Sponge Canisters
<input type="checkbox"/> Bats	<input type="checkbox"/> Rodents	<input type="checkbox"/> CM Rodent GB
<input type="checkbox"/> Bees	<input type="checkbox"/> Snakes	<input type="checkbox"/> CM Snap Traps
<input checked="" type="checkbox"/> Birds	<input type="checkbox"/> Squirrels	<input type="checkbox"/> Contrac Rodent Bait
<input type="checkbox"/> Hornets	<input type="checkbox"/> Yellow Jackets	<input type="checkbox"/> DSV
<input type="checkbox"/> Mice	<input type="checkbox"/> _____	<input type="checkbox"/> Final Rodent Bait
<input type="checkbox"/> Opossums		<input checked="" type="checkbox"/> Inspection
<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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

Date Rec'd Dist Office AUG 05 2019

DM Approval Grant Phillips

Date Entered AUG 09 2019

Fund 001 GL 57200 CC 4616

Check # _____



16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Waterset Central CDD
7821 Paradiso Drive
Apollo Beach, FL 33572
Date: 8/1/19

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

INVOICE

Account Number: **12545**
Invoice Number: **184260**
Previous Balance: **\$0.00**
Commercial Rodent Equipment Installation: **\$550.00**
Sales Tax: **\$0.00**
Service Amount: **\$550.00**

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Check /Cash: _____
Technician(s): Christian

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

General Pest

<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Mud Daubers	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Paper Wasps	<input type="checkbox"/> Avert Dry Flow Bait .054%	<input type="checkbox"/> Perimeter Sweep
<input type="checkbox"/> Carpenter Ants	<input type="checkbox"/> Karaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Taurus .06%
<input type="checkbox"/> Crazy Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol	<input type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Dekko Silver Fish Paks	<input type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Spiders	<input type="checkbox"/> Delta Dust	<input type="checkbox"/> Ultracide .985%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> Ticks	<input type="checkbox"/> Géntrol Liquid	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/>	<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Wasp Freeze .249%
		<input type="checkbox"/> Maxforce Quantum .03%	<input type="checkbox"/> Web Out
			<input type="checkbox"/>

Rodent Control

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

Date Rec'd Dist Office _____

DM Approval Grant Phillips

Date Entered AUG 9 2019

Fund 001 GL 57200 CC 4616

Check # _____

AUG 05 2019



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

Account Number 3-0696-0036370
Invoice Number 0696-000816657
Invoice Date July 17, 2019
Previous Balance \$202.68
Payments/Adjustments -\$202.68
Current Invoice Charges \$439.70

Total Amount Due \$439.70	Payment Due Date August 06, 2019
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/13	1307	-\$202.68

CURRENT INVOICE CHARGES

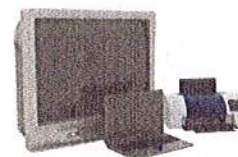
Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Non-Scheduled Service 07/05	Caitlin	1.0000	\$181.50	\$181.50
Receipt Number 75266				
Pickup Service 08/01-08/31			\$99.22	\$99.22
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal:METRO: SINGLE STREAM-FEL				
Recycling Service 08/01-08/31			\$48.40	\$48.40
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$104.63
CURRENT INVOICE CHARGES				\$439.70

RECEIVED
JUL 25 2019

BY:

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



Date Rec'd Dist Office
DM Approval Grant Phillips
JUL 26 2019
Date Entered 001 53400 4305
Fund GL CC

Check #	Total Amount Due	\$439.70
	Payment Due Date	August 06, 2019
	Account Number	3-0696-0036370
	Invoice Number	0696-000816657

Please Return This
Portion With Payment

Total Enclosed

439.70

Address Service Requested

L2RCACDTYY 001029



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

☐ For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:



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

30696003637000000008166570000439700000439705

L2RCACDTYY 001029 1NNNNNNNN NNN NNN 001 001 002061 21271126.1

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

Invoice

Date	Invoice #
8/1/2019	INV0000042235

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00168

Description	Qty	Rate	Amount
District Management Services	1.00	\$1,675.00	\$1,675.00
Administrative Services	1.00	\$375.00	\$375.00
Accounting Services	1.00	\$1,500.00	\$1,500.00
Financial & Revenue Collections	1.00	\$300.00	\$300.00
Field Services - August	1.00	\$600.00	\$600.00
Field Services - July	1.00	\$600.00	\$600.00
<p style="text-align: right;">JUL 24 2019</p> <p>Date Rec'd Dist Office _____</p> <p>DM Approval <u>Grant Phillips</u></p> <p>Date Entered <u>JUL 26 2019</u></p> <p>Fund <u>001</u> GL <u>X</u> CC <u>X</u> See above</p> <p>Check # _____</p>			
Subtotal			\$5,050.00
Total			\$5,050.00

Rizzetta & Company, Inc.

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
7/31/2019	INV0000042429

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00168

Description	Qty	Rate	Amount
Mass Mail	192.35	\$1.00	\$192.35
<p style="text-align: center;">AUG 06 2019</p> <p>Date Rec'd Dist Office _____</p> <p>DM Approval <u>Grant Phillips</u></p> <p>Date Entered _____</p> <p>Fund <u>001</u> GL <u>51300</u> CC <u>4903</u></p> <p>Check # _____</p>			
Subtotal			\$192.35
Total			\$192.35

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
8/1/2019	INV0000004576

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<p>Date Rec'd Dist Office <u>JUL 26 2019</u></p> <p>DM Approval <u>Grant Phillips</u></p> <p>Date Entered <u>JUL 26 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> CC <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: 8/17/2019
Payable to: Scott Brich ✓
Address: 6212 Colmar Place
Apollo Beach, FL 33572
Description: Gathering Room Deposit Refund
Requestor: Ann Caley-Chevalier
Special Instructions:
1) Code to 001-20205

Approved by:



Date Rec'd Rizzetta & Co., Inc. AUG 19 2019

D/M approval Joseph Roethke Date 8/26

Date entered AUG 23 2019

Fund 001 GL 20205 OC OC

Check # _____

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
8/2/2019	5529

AUG 02 2019

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

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

P.O. No.	Terms	Project
Aug 2019	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. Date Rec'd Dist Office <u>AUG 05 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>AUG 09 2019</u> Fund <u>001</u> GL <u>57200</u> CC <u>4625</u> Check # _____	1,850.00	1,850.00
Thank you for your business.		Total	\$1,850.00

Phone #

(727) 271-1395



RECEIVED
AUG - 7 2019

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/02/2019
Account: 221003491596

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

Current month's charges: \$6,119.98
Total amount due: \$6,119.98
Payment Due By: 08/23/2019

Your Account Summary

Previous Amount Due \$6,153.47
Payment(s) Received Since Last Statement -\$6,153.47
Current Month's Charges \$6,119.98
Total Amount Due \$6,119.98

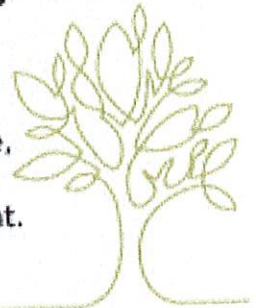
Date Rec'd Dist Office _____
DM Approval Grant Phillips
Date Entered AUG 09 2019
Fund 001 GL 53100 CC _____
Check # _____

4301- \$878.48
4304- \$1,175.49
4307- \$4,066.01

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 at tampaelectric.com/paperless

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



2019
TRUSTED
BUSINESS
PARTNER
BUSINESS 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: \$6,119.98
Total amount due: \$6,119.98
Payment Due By: 08/23/2019

Amount Enclosed \$ 6119.98
678543618116



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

6785436181162210034915960000006119984



tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ – The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing and delivering 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 meter will be read next month, and any difference 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. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A 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 to provide electric service. The fee is collected by Tampa Electric and 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 – 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.

Share – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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's important that you pay your bill before this date 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 tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 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 not 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

f t p s in

 RECEIVED
 AUG - 7 2019

Account: 221003491596
Statement Date: 08/02/2019
Current month's charges due 08/23/2019

BY:

Details of Charges – Service from 07/03/2019 to 07/30/2019

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

Rate Schedule: General Service Demand - Standard

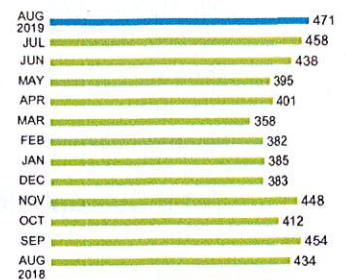
Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	07/30/2019	96,800		83,613		13,187 kWh	1	28 Days
C16057	07/30/2019	30.27		0		30.27 kW	1	28 Days

Basic Service Charge		\$30.24
Demand Charge	30 kW @ \$10.59000/kW	\$317.70
Energy Charge	13,187 kWh @ \$0.01596/kWh	\$210.46
Fuel Charge	13,187 kWh @ \$0.03227/kWh	\$425.54
Capacity Charge	30 kW @ -\$0.03000/kW	-\$0.90
Energy Conservation Charge	30 kW @ \$1.17000/kW	\$35.10
Environmental Cost Recovery	13,187 kWh @ \$0.00220/kWh	\$29.01
Florida Gross Receipt Tax		\$26.85
Electric Service Cost		\$1,074.00
State Tax		\$101.49

Total Electric Cost, Local Fees and Taxes
\$1,175.49

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Details of Charges – Service from 07/03/2019 to 07/30/2019

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	07/30/2019	51,999		43,361		8,638 kWh	1	28 Days
C16276	07/30/2019	27.45		0		27.45 kW	1	28 Days



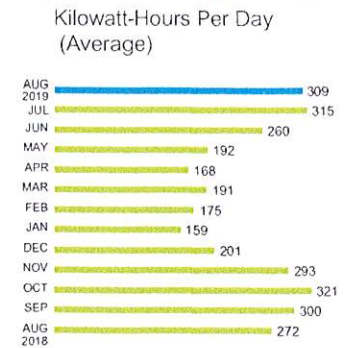
Details of Charges – Service from 07/03/2019 to 07/30/2019 *continued*

Basic Service Charge		\$30.24
Demand Charge	27 kW @ \$10.59000/kW	\$285.93
Energy Charge	8,638 kWh @ \$0.01596/kWh	\$137.86
Fuel Charge	8,638 kWh @ \$0.03227/kWh	\$278.75
Capacity Charge	27 kW @ -\$0.03000/kW	-\$0.81
Energy Conservation Charge	27 kW @ \$1.17000/kW	\$31.59
Environmental Cost Recovery	8,638 kWh @ \$0.00220/kWh	\$19.00
Florida Gross Receipt Tax		\$20.07
Electric Service Cost		\$802.63
State Tax		\$75.85

Total Electric Cost, Local Fees and Taxes

\$878.48

Tampa Electric Usage History



Details of Charges – Service from 06/28/2019 to 07/29/2019

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	2104 kWh @ \$0.02904/kWh	\$61.10
Fixture & Maintenance Charge	104 Fixtures	\$1375.60
Lighting Pole / Wire	104 Poles	\$2239.12
Lighting Fuel Charge	2104 kWh @ \$0.03194/kWh	\$67.20
Florida Gross Receipt Tax		\$3.29
State Tax		\$319.70

Lighting Charges

\$4,066.01

Total Current Month's Charges

\$6,119.98

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 and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Report a power outage and get updates this storm season.



Report an outage with 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 account or meter number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call our automated system at **1-877-588-1010**.

Get the latest updates about the status of your outage with one of these convenient options:

- Sign up for **Power Updates*** through **tecoaccount.com/communication**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your outage and other important information; or
- Text **UPDATE** to **35069** (after the outage has been reported); or
- Visit our Outage Map at **tecoaccount.com** or **tampaelectric.com/outagemap**. You can search for an address to see the location of a power outage and estimated restoration time.

**Message and data rates may apply.*



TECO11417



Keep your business moving with Zap Cap Systems®

Nearly 2,000 commercial businesses rely on Zap Cap Systems® to protect electro-mechanical and motor-driven equipment – even lighting and HVAC systems.

- Minimize downtime and lost revenue due to equipment shut downs and restarts
- Reduce maintenance costs for equipment and site electrical systems
- Extend the operational and service longevity of your equipment

How does it work?

Choose protection against transient voltage surges carried by power lines to your facility, battery back-up to ride through momentary power outages, or both. The complete system is designed to reduce unwanted, detrimental surges to a safe level and includes commercial-grade surge protection, uninterruptible power supply (UPS), installation and maintenance.

Sign up now through September 30, 2019 and receive FREE installation.

Visit **tampaelectric.com/zapcap** or call toll-free **877-ZCAPBIZ (877-922-7249)** to learn more and schedule an appointment.



TECO81518



ACCOUNT INVOICE

peoplesgas.com



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

RECEIVED
AUG - 7 2019

BY:

Statement Date: 08/02/2019
Account: 221003734730

Current month's charges:	\$33.26
Total amount due:	\$33.26
Payment Due By:	08/23/2019

Your Account Summary

Previous Amount Due	\$33.26
Payment(s) Received Since Last Statement	-\$33.26
Current Month's Charges	\$33.26
Total Amount Due	\$33.26

Date Rec'd Dist Office _____

DM Approval Grant Phillips

Date Entered AUG 09 2019

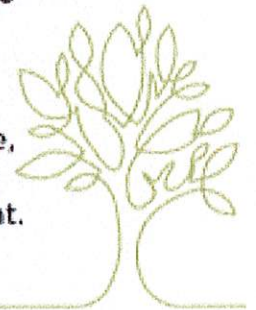
Fund 001 GL 5 32.00cc 4304

Check # _____

Go paperless for perks!

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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.

Let us manage
your equipment so
you can manage
your business.

Get endless hot water from Rinnai's Demand Duo™ water heater without the hassle of unexpected service, parts and labor costs, not to mention regular maintenance worries - through this convenient partnership with Grand HVAC Leasing and Rinnai.

Learn more about our special offer to lease from \$179.95/month by calling 1-855-754-0530 or visit grandhvacleasing.com.



Grand HVAC Leasing



TECO
AN EMERA COMPANY

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:	\$33.26
Total amount due:	\$33.26
Payment Due By:	08/23/2019

Amount Enclosed \$ 33.26

616815315432

00000302 02 AB 0 40 33544 FTECO108031900103710 00000 06 01000000 005 08 34566 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

6168153154322210037347300000000033260



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.)

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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).

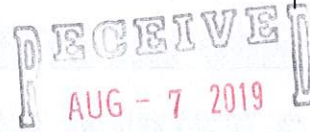
Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

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: 08/02/2019
Current month's charges due 08/23/2019



Details of Current Month's Charges – Service from - 07/02/2019 to 07/30/2019

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	07/30/2019	5,302	5,302	0 CCF	1.039	1.1168	0.0 Therms	29 Days

Customer Charge

\$33.26

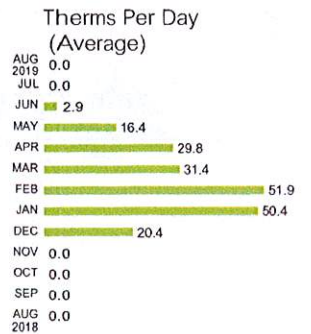
Natural Gas Service Cost

\$33.26

Total Current Month's Charges

\$33.26

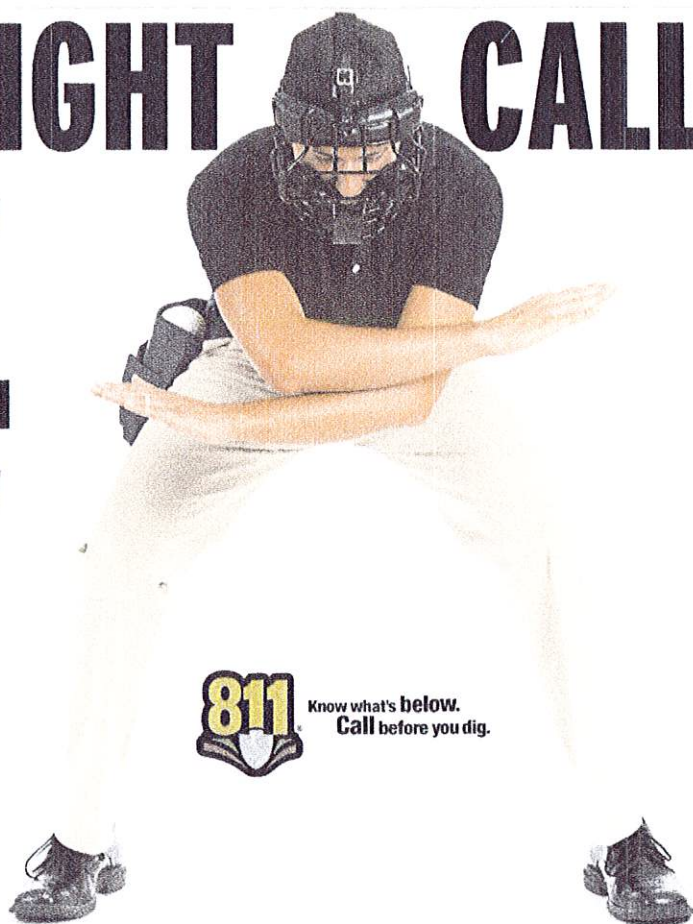
Peoples Gas Usage History



MAKE THE RIGHT CALL.

Don't make an error by hitting a natural gas line. **Call 811** before you dig to keep your family and neighbors safe.

peoplesgas.com/811



Know what's below.
Call before you dig.



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AUG - 7 2019

BY:

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

ACCOUNT INVOICE

peoplesgas.com



Statement Date: 08/02/2019
Account: 221004023737

Current month's charges:	\$37.38
Total amount due:	\$37.38
Payment Due By:	08/23/2019

Your Account Summary

Previous Amount Due	\$37.54
Payment(s) Received Since Last Statement	-\$37.54
Current Month's Charges	\$37.38
Total Amount Due	\$37.38

Date Rec'd Dist Office _____

DM Approval Grant Phillips

Date Entered AUG 09 2019

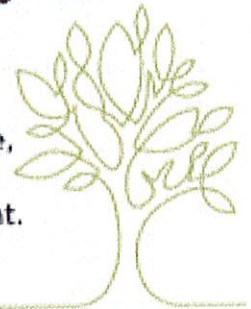
Fund 001 GL 53200 CC 4304

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.

Let us manage
your equipment so
you can manage
your business.

Get endless hot water from Rinnai's Demand Duo™ water heater without the hassle of unexpected service, parts and labor costs, not to mention regular maintenance worries - through this convenient partnership with Grand HVAC Leasing and Rinnai.

Learn more about our special offer to lease from \$179.95/month by calling 1-855-754-0530 or visit grandhvacleasing.com.



Grand HVAC Leasing



TECO
AN EMERA COMPANY

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004023737

Current month's charges:	\$37.38
Total amount due:	\$37.38
Payment Due By:	08/23/2019
Amount Enclosed	\$ <u>37.38</u>

653852316998



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

6538523169982210040237370000000037385



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

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727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

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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

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- 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.

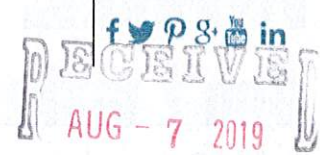
Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely 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.

For favor, visit peoplesgas.com more service information on demand.

Page 2 of 4

ACCOUNT INVOICE

Account: 221004023737
Statement Date: 08/02/2019
Current month's charges due 08/23/2019



BY:

Details of Current Month's Charges – Service from - 07/02/2019 to 07/30/2019

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	07/30/2019	6		5		1 CCF		1.039		1.0000	1.0 Therms	29 Days

Customer Charge												
Distribution Charge				1.0 THMS @ \$0.32266								
PGA				1.0 THMS @ \$0.84495								
Florida Gross Receipts Tax												
Natural Gas Service Cost												
State Tax												
Total Natural Gas Cost, Local Fees and Taxes											\$37.38	

Total Current Month's Charges **\$37.38**

Peoples Gas Usage History

Therms Per Day
(Average)

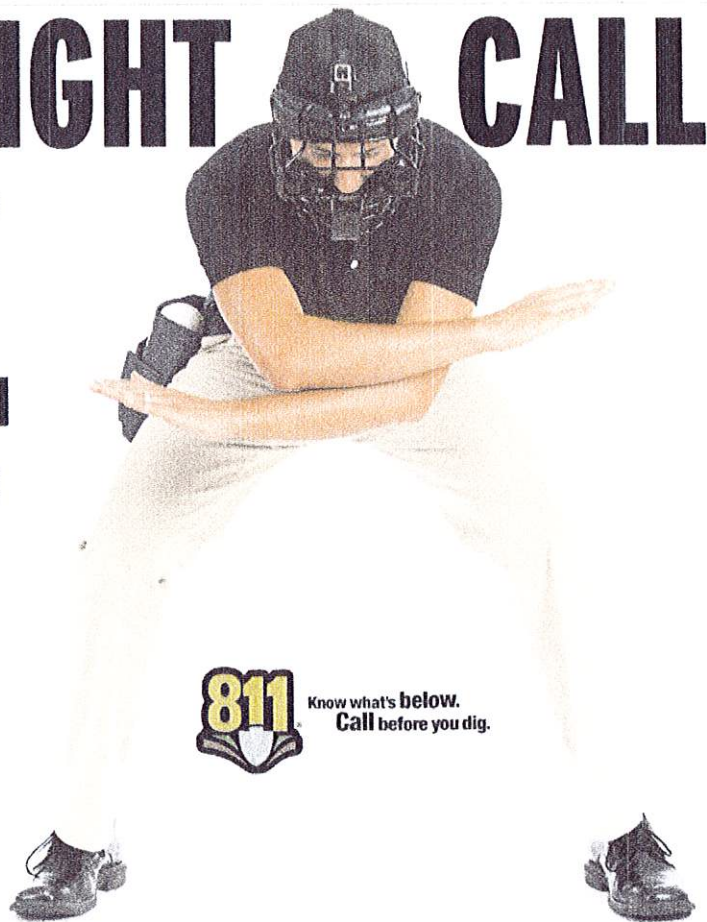
AUG 2019	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG 2018	0.0



MAKE THE RIGHT CALL.

Don't make an error by hitting a natural gas line. **Call 811** before you dig to keep your family and neighbors safe.

peoplesgas.com/811



Know what's below.
Call before you dig.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/02/2019

Account: 221006521464

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

Current month's charges:	\$21.40
Total amount due:	\$21.40
Payment Due By:	08/23/2019

Your Account Summary

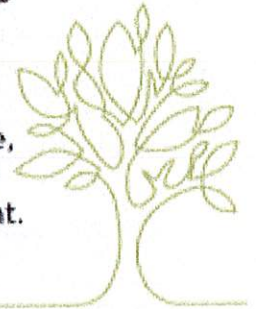
Previous Amount Due	\$21.60
Payment(s) Received Since Last Statement	-\$21.60
Current Month's Charges	\$21.40
Total Amount Due	\$21.40

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AUG 07 2019
I approve Grant Phillips 8-12-2019
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006521464

Current month's charges:	\$21.40
Total amount due:	\$21.40
Payment Due By:	08/23/2019

Amount Enclosed \$ 21.40

669901654029

00000728 02 AB 0 40 33625 FTECO108031900103710 00000 06 01000000 006 08 34992 006



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

6699016540292210065214640000000021409



tampaelectric.com

Contact Information

Residential Customer Care

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

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Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

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813-275-3909

Mail Payments to
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Tampa, FL 33631-3318

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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.

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Account: 221006521464
Statement Date: 08/02/2019
Current month's charges due 08/23/2019

Details of Charges – Service from 07/02/2019 to 07/30/2019

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	07/30/2019	58		48		10 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	10 kWh @ \$0.05916/kWh	\$0.59
Fuel Charge	10 kWh @ \$0.03227/kWh	\$0.32
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.54
State Tax		\$1.86

Total Electric Cost, Local Fees and Taxes

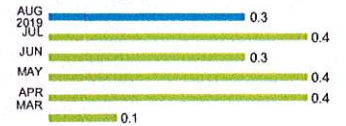
\$21.40

Total Current Month's Charges

\$21.40

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

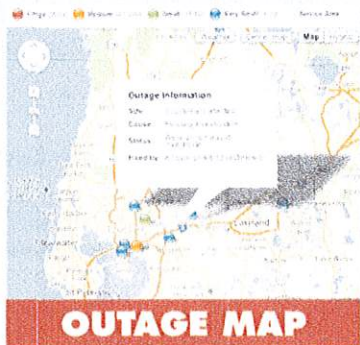
Fuel sources we use to serve you

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*Oil makes up less than 1%



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- Call our automated system at **1-877-588-1010**.

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**Message and data rates may apply.*



TEC011417



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Sign up now through September 30, 2019 and receive FREE installation.

Visit tampaelectric.com/zapcap or call toll-free **877-ZCAPBIZ** (877-922-7249) to learn more and schedule an appointment.



TEC081518



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/02/2019

Account: 221006546453

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

Current month's charges:	\$21.81
Total amount due:	\$21.81
Payment Due By:	08/23/2019

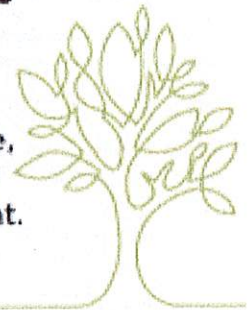
Your Account Summary

Previous Amount Due	\$21.60
Payment(s) Received Since Last Statement	-\$21.60
Current Month's Charges	\$21.81
Total Amount Due	\$21.81

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006546453

Current month's charges:	\$21.81
Total amount due:	\$21.81
Payment Due By:	08/23/2019
Amount Enclosed	\$ 21.81

669901654030



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

6699016540302210065464530000000021815



tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Account: 221006546453
Statement Date: 08/02/2019
Current month's charges due 08/23/2019

Details of Charges – Service from 06/29/2019 to 07/30/2019

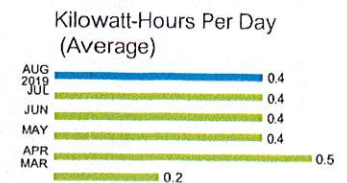
Service for: 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J91796	07/30/2019	70		56		14 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	14 kWh @ \$0.05916/kWh	\$0.83
Fuel Charge	14 kWh @ \$0.03227/kWh	\$0.45
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.92
State Tax		\$1.89
Total Electric Cost, Local Fees and Taxes		\$21.81

Tampa Electric Usage History



Total Current Month's Charges

\$21.81

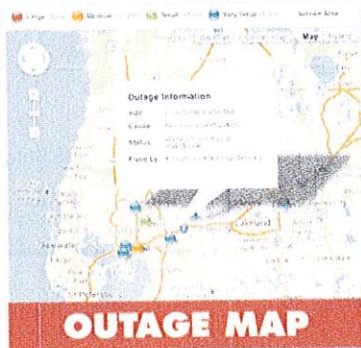
Important Messages

Fuel sources we use to serve you

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TECO11417



TECO1518

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/02/2019
Account: 221007184437

WATERSET CENTRAL CDD POOL HEATERS
6390 GOLDCOAST AVE
APOLLO BEACH, FL 33572-3440

Current month's charges: \$21.81
Total amount due: \$21.81
Payment Due By: 08/23/2019

Your Account Summary

Previous Amount Due	\$25.56
Payment(s) Received Since Last Statement	-\$25.56
Current Month's Charges	\$21.81
Total Amount Due	\$21.81

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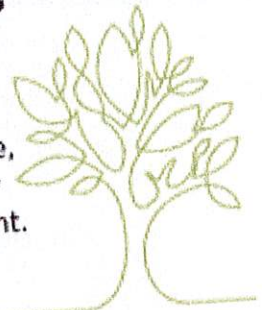
8-12-2019

Grant Phillips
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tampaelectric.com/news

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See reverse side for more information

Account: 221007184437

Current month's charges: \$21.81
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Payment Due By: 08/23/2019
Amount Enclosed \$

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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

6773090563362210071844370000000021814

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

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 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 not 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: 221007184437
 Statement Date: 08/02/2019
 Current month's charges due 08/23/2019

Details of Charges – Service from 06/29/2019 to 07/30/2019

Service for: 6390 GOLDCOAST AVE, APOLLO BEACH, FL 33572-3440

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H20247	07/30/2019	25		11		14 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						14 kWh @ \$0.05916/kWh \$0.83		
Fuel Charge						14 kWh @ \$0.03227/kWh \$0.45		
Florida Gross Receipt Tax						\$0.50		
Electric Service Cost						\$19.92		
State Tax						\$1.89		
Total Electric Cost, Local Fees and Taxes						\$21.81		
Total Current Month's Charges						\$21.81		

Important Messages

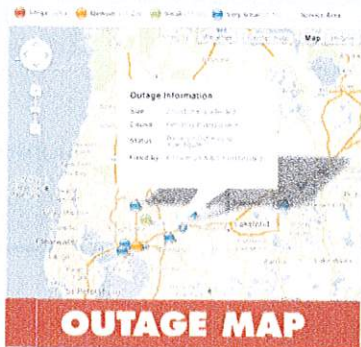
Fuel sources we use to serve you

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 and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



Report a power outage and get updates this storm season.



Report an outage with 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 account or meter number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call our automated system at **1-877-588-1010**.

Get the latest updates about the status of your outage with one of these convenient options:

- Sign up for **Power Updates*** through **tecoaccount.com/communication**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your outage and other important information; or
- Text **UPDATE** to **35069** (after the outage has been reported); or
- Visit our Outage Map at **tecoaccount.com** or **tampaelectric.com/outagemap**. You can search for an address to see the location of a power outage and estimated restoration time.

**Message and data rates may apply.*



TECO11417



Keep your business moving with Zap Cap Systems®

Nearly 2,000 commercial businesses rely on Zap Cap Systems® to protect electro-mechanical and motor-driven equipment – even lighting and HVAC systems.

- Minimize downtime and lost revenue due to equipment shut downs and restarts
- Reduce maintenance costs for equipment and site electrical systems
- Extend the operational and service longevity of your equipment

How does it work?

Choose protection against transient voltage surges carried by power lines to your facility, battery back-up to ride through momentary power outages, or both. The complete system is designed to reduce unwanted, detrimental surges to a safe level and includes commercial-grade surge protection, uninterruptible power supply (UPS), installation and maintenance.

Sign up now through September 30, 2019 and receive FREE installation.

Visit **tampaelectric.com/zapcap** or call toll-free **877-ZCAPBIZ** (877-922-7249) to learn more and schedule an appointment.



TROPITONE®

Pro Forma Invoice

Invoice # 679579

Invoice Date 05-AUG-19

Payment Terms PAY IN ADVANCE

Current P.O. No. KSCHENK-080519

Page Number 1(1)

Please remit to:

32992 COLLECTION CENTER DR
CHICAGO, IL 60693-0329
(949) 951-2010
(949) 583-9601 (CREDIT DEPT FAX NO.) U.S.A.

Overnight delivery only:

TROPITONE FURNITURE CO., INC.
5 MARCONI
IRVINE, CA 92618

Bill to:

57027
WATERSET CENTRAL CDD
ATTN: ACCOUNTS PAYABLE

9824 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES

Ship to:

WATERSET CLUB
ATTN: AMANDA KING
CBD 24HRS: 813-390-1432
7281 PARADISO DR
RUSKIN, FL 33575
UNITED STATES

Remarks/Instructions:

Customer No.	Order No.	Order Type	Sales Rep	P.O. Number	Payment Terms	Plant
57027	679579	CONT	GARY, TOM	KSCHENK-080519	PAY IN ADVANCE	FL1

F.O.B.	Freight Terms	Ship Via	Bill of Lading
ORIGIN	ADD	OLD DOMINION	

Item No.	Description	Finish	Strap	Fabric	Qty Ordered	Qty B.O.	Qty Shipped	U/M	List Price	Net Unit Price	Extended Total
1	JH008PS	PORT3 HX 8.0 PS 1.5		KFF	5426	1	1	1 EA	454.00	454.00	454.00
850	TARIFF3	TARIFF SURCHARGE 3%				1	1	1 EA	.00	13.62	13.62
900	FREIGHT	FREIGHT CHARGE				1	1	1 EA	.00	222.00	222.00

Date Rec'd Dist Office AUG 08 2019

DM Approval Grant Phillips

Date Entered AUG 09 2019

Fund 001 GL 57900 CC 6404

Check # _____

"All applicable Sales tax will be calculated at the time of shipment and added to your invoice."

A service charge of 2% per month (24% annually) will be added to any invoice after the maturity date.
Applicable sales taxes will be added for non-resale orders, as defined by the ship-to destination.

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

Sub Total	689.62
Freight	.00
Sales Tax	0.00
Payment Applied	.00

***** THANK YOU FOR DOING BUSINESS WITH TROPITONE *****

Total Amt. Due (USD) 689.62

Waterset North

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

INVOICE

DATE: August 20, 2019

INVOICE: OMR0719-1

Bill To:
Waterset Central CDD
Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

DUE DATE	DESCRIPTION	AMOUNT
September 19, 2019	Security Services Cost Share at 20%	
	Invoice #10577236	\$1,116.08
	Invoice #10595281	\$1,116.08
	Invoice #10602274	\$1,116.08
	Invoice #10620167	\$1,116.08
	Total	\$4,464.32
	Deduct 80% for Waterset North Share	(\$3,571.46)
TOTAL		\$892.86

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

Make all checks payable to Waterset North CDD

Date Rec'd Dist Office AUG 21 2019
DM Approval Joseph Roethke 8/26
Date Entered AUG 23 2019
Fund 801 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: 10577236
Amount Due: \$1,116.08
Invoice Date: 07/07/2019
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: 07/01/2019 through 07/07/2019

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 (\$)
Broad, Rachel S											
07/01/2019	07/07/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Mudra, Kyle											
07/01/2019	07/07/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
CFO Flex Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

JUL 09 2019

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

D/M approval Grant Phillips Date 7-16-2019

Date entered JUL 15 2019

Fund 001 GL 52900 OC 3307

Check # _____

INVOICE

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

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



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

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

Invoice No: 10595281
Amount Due: \$1,116.08
Invoice Date: 07/14/2019
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: 07/08/2019 through 07/14/2019

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 (\$)
Broad, Rachel S											
07/08/2019	07/14/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
CPO Flex Officer-REGULAR											
				16.00	Regular Hours	at		19.93			318.88
Broad, Rachel S											
07/08/2019	07/14/2019	2.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	
Upton, Boia G											
07/08/2019	07/14/2019	6.00	8.00	8.00	8.00	2.00	0.00	6.00	38.00	0.00	
Custom Protection Officer-REGULAR											
				40.00	Regular Hours	at		19.93			797.20
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

JUL 17 2019

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Grant Phillips Date 7-22-2019
Date entered JUL 19 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: 10602274
Amount Due: \$1,116.08
Invoice Date: 07/21/2019
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: poinfo@usa.g4s.com
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 07/15/2019 through 07/21/2019

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 (\$)
Baker, Raymond L.											
07/15/2019	07/21/2019	0.00	0.00	0.00	0.00	0.00	6.00	2.00	8.00	0.00	
CFO Flex Officer-REGULAR											
				8.00	Regular Hours	at		19.93			159.44
Graham, Deltrice A											
07/15/2019	07/21/2019	0.00	0.00	0.00	0.00	6.00	2.00	0.00	8.00	0.00	
Upton, Boin G											
07/15/2019	07/21/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	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

JUL 23 2019

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

D/M approval Grant Phillips Date 7-29-2019

Date entered JUL 25 2019

Fund 001 GL 52900 OC 3307

Check # _____

INVOICE

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

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

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

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



Invoice No: 10620167
Amount Due: \$1,116.08
Invoice Date: 07/28/2019
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: 07/22/2019 through 07/28/2019

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 (\$)
Broad, Rachel S											
07/22/2019	07/28/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
CFO Flex Officer-REGULAR				16.00	Regular Hours	at		19.93			318.88
Upton, Boin G											
07/22/2019	07/28/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Custom Protection Officer-REGULAR				40.00	Regular Hours	at		19.93			797.20
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

AUG 14 2019
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval jc Date 8/19/2019
Date entered AUG 15 2019
Fund 001 GL 52900 OC 3307
Check # _____

Tab 6

**AGREEMENT AUTHORIZING HEIDT DESIGN, LLC TO ACT AS AGENT FOR
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT TO ACCEPT
ACKNOWLEDGMENT FROM HILLSBOROUGH COUNTY, FLORIDA OF
ACCEPTANCE OF SUBDIVISION IMPROVEMENTS FOR WATERSET PHASE 5A-2A**

This Agreement is entered into this ____ day of _____, 2019, by and between Heidt Design, LLC, a Florida limited liability corporation ("**Heidt Design**") and Waterset Central Community Development District, a limited purpose special district, established pursuant to Chapter 190, *Florida Statutes*.

WITNESSETH:

WHEREAS, NNP-Southbend II, LLC, a Delaware limited liability company (the "**Subdivider**") and Hillsborough County, a political subdivision of the State of Florida (the "**County**"), entered into a "Subdivider's Agreement for the Construction and Warranty of Required Improvements" for Waterset Phase 5A-2A (the "**Subdivider's Agreement**"), dated April 1, 2019 (a copy of the Subdivider's Agreement is attached as Exhibit "A"); and

WHEREAS, the District joined with respect to paragraph 13. of the Subdivider's Agreement which recognizes that all or a portion of the Improvements required to be constructed by the Subdivider and accepted by the County for maintenance may be constructed and/or paid for the District, in which case said Improvements may be conveyed by the Subdivider to the District prior to acceptance by the County, and therefore the County agrees to accept such Improvements from the District; and

WHEREAS, the District desires to authorize Heidt Design to act as its agent for purposes receiving and accepting a letter from the County acknowledging acceptance of the Improvements by the County for maintenance, in the event that all or a portion of the Improvements are constructed and/or paid for by the District.

NOW, THEREFORE, in consideration of the intent and desire of the parties as set forth herein, the mutual covenants contained herein, and the sums of money specified herein, the District and Heidt Design agree as follows:

1. **Recitals.** The Recitals set forth above are incorporated and constitute a material part of this Agreement.
2. **Authorized Agent.** The District authorizes and Heidt Design agrees that it will act as the District's authorized agent solely for the limited purpose of receiving and accepting an acknowledgment from the County that the County accepts for maintenance the Improvements which have been constructed and/or paid for by the District.

3. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and Heidt Design, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement.
4. **Public Records.** Heidt Design agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Heidt Design agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Heidt Design must:
 - A. Keep and maintain public records required by the District to perform the service
 - B. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
 - C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Heidt Design does not transfer the records to the District.
 - D. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of Heidt Design or keep and maintain public records required by the District to perform the service. If Heidt Design transfers all public records to the District upon completion of this Agreement, Heidt Design shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Heidt Design keeps and maintains public records upon completion of the Agreement, Heidt Design shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
 - E. If Heidt Design does not comply with a public records request, failure to comply shall be considered a default under the terms of the Agreement and applicable law, and District shall enforce the Agreement accordingly.

IF HEIDT DESIGN HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO HEIDT DESIGN'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO

THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TEL: (813) 533-2950; INFO@RIZZETTA.COM; 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578.

5. **Notices.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered by U.S. Certified Mail, Return Receipt Requested, postage prepaid, or overnight delivery service, to the parties, as follows:

- a. If to Heidt Design: Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, Florida 33610
Attention: Timothy Plate, Sr. Vice President
- b. If to District: Waterset Central Community Development District
9428 Camden Field Parkway
Riverview, Florida 33578
Attention: District Manager

6. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Heidt Design, both the District and Heidt Design have complied with all the requirements of law, and both the District and Heidt Design have full power and authority to comply with the terms and provisions of this Agreement.
7. **Effective Date.** This Agreement shall be effective after execution by both the District and Heidt Design and shall remain in effect unless terminated by either the District or Heidt Design.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Chair, Board of Supervisors

Secretary/Asst. Secretary

Date: _____, 2019

WITNESSES:

Beth Nevel

Print Name: Beth Nevel

Shelby Horton

Print Name: Shelby Horton

HEIDT DESIGN, LLC, a Florida limited liability company

By: [Signature]

Print Name: Timothy M. Plate, P.E.

Title: Senior Vice President

Date: 8/22, 2019

EXHIBIT “A”

(Subdivider’s Agreement for Waterset Phase 5A-2A)

**SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION
AND WARRANTY OF REQUIRED IMPROVEMENTS**

This Agreement is made and entered into this _____ day of _____, 20____, by and between NNP-Southbend II, LLC, a Delaware limited liability company hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County," and joined in by the Waterset Central Community Development District, hereinafter referred to as "District" with respect paragraph 13 hereof.

Witnesseth

WHEREAS the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the "LDC" pursuant to authority contained in Chapters 125,163, and 177, Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as WATERSET PHASE 5A-2A and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that such improvements will be installed; and

WHEREAS, the improvements required by the LDC in the subdivision known as WATERSET PHASE 5A-2A are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider agrees to build and construct the aforementioned improvements in the platted area; and

WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept from the Subdivider and/or the District, as applicable, upon completion, the improvements for maintenance as listed below and identified as applicable to this project:

<u> X </u> Roads/Streets	<u> X </u> Water Mains/Services	<u> X </u> Stormwater Drainage Systems
<u> X </u> Sanitary Gravity Sewer System	<u> X </u> Sanitary Sewer Distribution System	<u> </u> Bridges
<u> X </u> Reclaimed Water Mains/Services	<u> </u> Sidewalks	<u> </u> Other: _____

_____ and

WHEREAS, the County required the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

WHEREAS, the County required the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned improvements, the Subdivider and County, joined by the District as to paragraph 13 hereof, agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as WATERSET

PHASE 5A-2A Subdivision, within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty all improvement facilities located in WATERSET PHASE 5A-2A subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____, and number _____, dated _____ with _____ by order of _____.
 - b. A Performance Bond PB03010405899 with NNP-Southbend II, LLC as Principal, and Philadelphia Indemnity Insurance Company as Surety, and

A Warranty Bond PB03010405901 _____ with NNP-Southbend II, LLC as Principal, and Philadelphia Indemnity Insurance Company as Surety, and
 - c. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letters of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks are attached hereto and by reference made a part hereof.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.
An authorized representative of the County's Development Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
7. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and

installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.

8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as WATERSET PHASE 5A-2A at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the 12 month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. The District may construct and/or pay for the cost of all or a portion of the improvements required to be constructed by Subdivider under this Agreement, and such improvements constructed and/or paid for by the District will be conveyed by the Subdivider to the District prior to the County's acceptance thereof. In such event, the County agrees that it shall accept any such improvements constructed and/or paid for by the District from the District. Nothing in this paragraph shall modify the Subdivider's obligations to construct and warranty the improvements facilities in the WATERSET PHASE 5A-2A subdivision and to provide the letters of credit, performance and warranty bonds, escrow agreements and/or cashier/certified checks as set forth in this Agreement.
14. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.


15. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 1 day of April, 2019.

ATTEST:


Witness' Signature
(Signed before a Notary Public and 2 Witnesses)
Kirsten Lycett

Printed Name of Witness


Witness' Signature

Lisa Budronis

Printed Name of Witness

ATTEST:


Witness' Signature
(Signed before a Notary Public and 2 Witnesses)
Kirsten Lycett

Printed Name of Witness


Witness' Signature

Lisa Budronis

Printed Name of Witness

CORPORATE SEAL (When Appropriate)

ATTEST:
HILLSBOROUGH COUNTY
PAT FRANK, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

NNP-Southbend II, LLC, a Delaware limited liability company

By: 
Authorized Corporate Officer or Individual

Rick Stevens

Name (typed, printed or stamped)

Vice President

Title

777 S. Harbour Island Blvd., S-320, Tampa, FL 33602

Address of Signer

813-620-3555

Phone Number of Signer

DISTRICT:

Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes

By: 
Authorized Corporate Officer or Individual

Aaron J. Baker

Name (typed, printed or stamped)

Vice Chairman of the Board of Supervisors

Title

9428 Camden Field Parkway, Riverview, Florida 33578

Address of Signer

813-533-2950

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman

CORPORATE ACKNOWLEDGMENT (Subdivider):

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 1 day of April, 2019, by Rick Stevens, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of the company. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: _____ (Seal)
Print: Kirsten Lycett
Title or Rank: _____
Serial Number, if any: _____

My Commission Expires: _____



CORPORATE ACKNOWLEDGMENT (District):

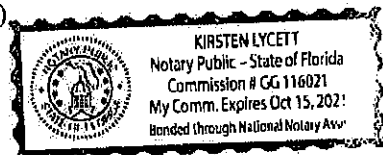
STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 1 day of April, 2019, by Aaron J. Baker, as Vice Chairman of the Board of Supervisors of the Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes on behalf of the District. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: _____ (Seal)
Print: Kirsten Lycett
Title or Rank: _____
Serial Number, if any: _____

My Commission Expires: _____



INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by,
_____ who is personally known to me or who has produced
_____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

Tab 7

**AGREEMENT BETWEEN WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT AND NNP – SOUTHBEND II, LLC,
REGARDING THE CONVEYANCE, ACCEPTANCE AND REIMBURSEMENT FOR
CERTAIN WORK PRODUCT AND INFRASTRUCTURE IMPROVEMENTS FOR
WATERSET PHASE 5A-2A**

THIS AGREEMENT entered into as of this 10th day of September, 2019 by and between NNP – SOUTHBEND II, LLC, its successors and assigns (hereinafter “**Developer**”), and the WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes (hereinafter the “**District**”), located in Hillsborough County, Florida.

RECITALS

WHEREAS, Developer is the owner and developer of certain lands in Hillsborough County, Florida, located within and adjacent to the boundaries of the District (hereinafter the “**Development**”); and

WHEREAS, the District is a community development district located in Hillsborough County, Florida, which was established to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities pursuant to Chapter 190, F.S.; and

WHEREAS, the District’s adopted *Report of District Engineer, Master Capital Improvement Plan dated January 11, 2018 (the “**District Engineer’s Report**”)*, which identifies and describes a master capital improvement plan (the “**CIP**”), and the District is financing a portion of the CIP, which portion is referred to as the “**Series 2018 Project**”; and

WHEREAS, the District has issued its Waterset Central Community Development District Special Assessment Bonds, Series 2018, in the aggregate principal amount of \$16,860,000 (the “**Series 2018 Bonds**”); and

WHEREAS, the Developer has undertaken and/or funded completion of certain necessary surveys, reports, drawings, plans, permits, specifications and related documents (“**Work Product**”) related to the construction of portions of the Series 2018 Project identified as Waterset Phase 5A-2A (“**Phase 5A-2A**”), and has completed the construction of certain infrastructure improvements for Phase 5A-2A (the “**Improvements**”); and

WHEREAS, the Developer wishes to convey the Work Product and the Improvements to the District; and

WHEREAS, the District wishes to accept the Work Product and the Improvements, as well as the unrestricted right to use and rely upon the same for any and all purposes; and

WHEREAS, the District wishes to authorize reimbursement for the reasonable costs of the Work Product and the Improvements, only to the extent that funds are available from the proceeds of the Series 2018 Bonds; and

WHEREAS, the Developer acknowledges that upon conveyance, the District will have the right to use and rely upon said Work Product and the Improvements undertaken by the Developer, for any and all purposes and further desires to release to the District all of its right, title and interest in and to the same (except as provided for herein); and

WHEREAS, the Developer agrees to convey to the District all right, title and interest in the Work Product and Improvements undertaken and/or funded by the Developer, and completed as of the Conveyance Date (as hereinafter defined); and

WHEREAS, the Developer agrees to convey such easements, rights of way and/or real property to the District from time to time in a form satisfactory to the District and subject to the conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Developer agree as follows:

SECTION 1. GENERAL. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. WORK PRODUCT AND PHASE 5A-2A IMPROVEMENTS.

A. COST. The District agrees to pay the actual reasonable cost incurred by Developer in preparation of the Work Product and the Improvements in accordance with the provisions of this Agreement, only to the extent that funds are available from the proceeds of the Series 2018 Bonds on the Reimbursement Date. Developer shall provide copies of invoices, bills, receipts or other evidence of costs incurred by Developer for the Work Product and the Improvements. The parties agree to cooperate and use good faith best efforts to undertake and complete the conveyance and reimbursement process contemplated by this Agreement as expeditiously as possible and as a condition to reimbursement by the District to the Developer. It is hereby acknowledged that the date of conveyance of the Improvements and the associated real property may occur in advance of the reimbursement by the District for the reasonable costs of such Improvements. The date(s) of conveyance of the Improvements is referred to as the “**Conveyance Date(s)**” The date(s) of reimbursement of the reasonable costs of the Improvements is referred to as the “**Reimbursement Date(s)**”.

The parties agree that separate or multiple Conveyance Dates or Reimbursement Dates may be established for the transactions contemplated by this Agreement. The District Engineer shall review all evidence of costs and shall present to the District Board, or the Chairman serving as the designee for the Board, for consideration of the total actual amount of cost, which in the District Engineer’s opinion, is reasonable for the Work Product and the Improvements. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate. The Work Product is being conveyed and accepted for use by the general public in connection with the construction of the Series 2018 Project.

B. CONVEYANCE AND ACCEPTANCE. The Developer agrees to convey to the District the Work Product and the Improvements to the District by bill(s) of sale, in a form which is acceptable to the District.

The District agrees to reimburse the Developer for the Work Product and the Improvements undertaken by the Developer, when such Work Product and Improvements are completed to the satisfaction of the District, in its reasonable discretion, based on the inspection and certification of the District Engineer. Developer agrees to provide, at or prior to the Reimbursement Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as special warranty bills of sale or such other instruments as may be requested by the District, and (iii) any releases, warranties or documentation as may be reasonably requested by the District.

The Board of Supervisors of the District hereby authorizes the Chair to accept such bill(s) of sale, and all other documents referred to in this Agreement, in forms which are acceptable to the District, following review by District Counsel. It is hereby acknowledged by the Developer and the District that the conveyance and acceptance may occur in advance of the reimbursement to the Developer from the District for such Work Product and Improvements by the District. It is further recognized that portions of the Improvements which will be maintained by Hillsborough County (the “County”) may be conveyed by the District to the County prior to the reimbursement of reasonable costs for such Work Product and Improvements from the District to the Developer.

C. RELEASE AND ACCEPTANCE. Developer agrees to release to the District all right, title and interest which the Developer may have in and to the Work Product, as well as all common law, statutory and other reserved rights, including all copyrights therein and extensions and renewals thereof under United States Law and throughout the world and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums and media, now known or hereinafter devised. To the extent determined necessary by the District, Developer shall obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided in a timely manner in the reasonable discretion of the District.

D. USE AND RELIANCE. Developer acknowledges the District’s right to use and rely upon the Work Product for any and all purposes.

E. WARRANTY. Developer agrees to require the third party preparing the Work Product and Improvements to warrant that such Work Product and such Improvements are fit for the purposes to which they will be put by the District including but not limited to the construction and installation of the Series 2018 Project as contemplated by the District Engineer’s Report.

F. ACCESS. The District agrees to allow Developer access to and use of the Work Product without the payment of any fee by Developer. However, to the extent Developer’s access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, Developer agrees to pay such cost or expense.

SECTION 3. CONVEYANCE OF EASEMENTS AND RIGHTS OF WAY. The Developer agrees to convey, from time to time, easements and rights of way on the real property over which the Improvements have been or will be constructed. This conveyance may occur in one or more closings. Developer agrees to provide to the District, upon request, at or prior to the applicable Reimbursement Date, the following: (i) appropriate easement and rights of way

agreements or other instruments of conveyance reasonably acceptable to the District, and (ii) legal descriptions, whether by metes and bounds or reference to plats or recorded data to the reasonable satisfaction of the District. Developer and the District agree that reasonable future adjustments to the legal descriptions may be made in order to accurately describe interests conveyed to the District and lands which remain in Developer's ownership. The parties agree to cooperate and act in good faith in relation to any such adjustment(s) to legal descriptions. The parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs. The District may, in its discretion, require title insurance on any real property conveyed pursuant to this Agreement, which cost shall be borne by the District. Developer agrees that it has, or shall at the time of conveyance provide, good and marketable title to the real property and or interests to be acquired which shall be free from all liens and encumbrances.

SECTION 4. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 5. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 6. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 7. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld, conditioned or delayed, taking account of the financial resources to fulfill the obligations assumed under this Agreement, of any successor development entity to whom the Developer proposes to assign this Agreement.

SECTION 8. EFFECTIVE DATE. This Agreement shall have an effective date as of the date first written above.

SECTION 9. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arms length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

SECTION 10. DEFAULT. A default by the Developer under this Agreement shall entitle the District to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and specific performance. A default by the District under this

Agreement shall entitle the Developer to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 11. ENFORCEMENT OF AGREEMENT. In the event that the District is required to enforce this Agreement by court proceedings or otherwise, then the Developer agrees that if the District is the prevailing party then the District shall be entitled to recover from the Developer all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. In the event that the Developer is required to enforce this Agreement by court proceedings or otherwise, then the District agrees that if the Developer is the prevailing party then the Developer shall be entitled to recover from the District all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 12. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the activities contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

SECTION 13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part thereof.

SECTION 14. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, F.S., or other statutes or law.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT

Secretary

By:

Rick Stevens

Its:

Chairman

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

WITNESSES:

NNP – SOUTHBEND II, LLC, a Delaware
limited liability company.

Print Name

Print Name

By: _____

Its: _____

Tab 8

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 5A-2A)

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

Together with all appurtenances thereunto appertaining, including the easement described on **Exhibit A** attached to this Deed (the “**Easement**”).

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 including the Easement, 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-30,” “B-40,” “B-54” “B-55,” “B-56,” and “P-2,” according to the plat of WATERSET PHASE 5A-2A, as recorded in Plat Book 135, Pages 229 through 246, inclusive, of the Public Records of Hillsborough County, Florida.

Easement

TOGETHER WITH a non-exclusive easement over the “(CDD) Wall/Landscape Easements” shown on the plat of WATERSET PHASE 5A-2A, as recorded in Plat Book 135, Pages 229 through 246, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

Tab 9

BILL OF SALE
(Waterset Phase 5A-2A)

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, assigned, transferred and delivered, and by these presents does grant, bargain, sell, assign, transfer, and deliver unto the District, its successors and assigns, Grantor’s personal property and intangible rights as follows:

1. All of Grantor’s right, title, interest and benefit, in any, in, to and under the Work Product identified in the list attached hereto as **Exhibit A**, as well as any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits (including but not limited to building permits, utility permits, demolition and excavation permits, curb cut and right-of-way permits), zoning approvals, entitlements, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character pertaining or applicable to, or in any way connected with, the development, construction, and ownership of the Work Product, and all right, title, and interest of Grantor in and to all fees and deposits paid by Grantor with respect thereto;
2. All of the right, title, interest and benefit of Grantor, if any, in, to and under any and all guaranties, warranties, affidavits, lien waivers, and agreements given with respect to the Work Product; and
3. All goodwill associated with the foregoing.

TO HAVE AND TO HOLD the Work Product, unto the District, its successors and assigns, for the District’s own use forever.

Grantor covenants with District that (a) Grantor is the lawful owner of the Work Product; (b) Grantor is unaware of any liens, and covenants to timely address any liens if and when filed (unless such lien is caused by the District); (c) Grantor has good right to sell the Work Product; and (d) Grantor, its successors and assigns, will warrant and defend the sale of the Personal Property made to the District against the lawful claims and demands of all persons.

The Grantor represents to the District that the Grantor has no knowledge of any latent or patent defects in the Personal Property. The Grantor hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused such latent or patent defects, including, but not limited to, any and all warranties, bonds, claims and other forms of indemnification. By execution of this document, the Grantor represents that it has the right, consent and lawful authority to take execute and deliver this Bill of Sale. Nothing set forth in this

Bill of Sale shall be construed as a waiver of District's limitations on liability as provided in Section 768.28, Florida Statutes, and other statutes and laws.

Grantor does hereby retain, and the District does not assume (i) Grantor's obligations to warranty the improvements and facilities as required by Section 3 of that certain Subdivider's Agreement for Construction and Warranty of Required Improvements pertaining to Waterset Phase 5A-2A, which was executed by Grantor on [REDACTED], 2019 and approved by the Hillsborough County Board of County Commissioners ("**Subdivider's Agreement**"), and (ii) maintain instruments ensuring warranty and performance, as required by Section 4 of the Subdivider's Agreement.

[Signature pages follow.]

[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”

**SUMMARY OF WORK PRODUCT/IMPROVEMENTS ACQUIRED BY
WATERSET CENTRAL CDD**

1. All of Developer’s right, title and interest in and to all fixtures and improvements owned by Developer (herein, the “**Fixtures and Improvements**”) on, under or within the following described land (the “**Real Property**”) and appurtenant easements (collectively, the “**Easement Area**”) in Hillsborough County:

(Real Property)

Tracts “B-30,” “B-40,” “B-54” “B-55,” “B-56,” and “P-2,” according to the plat of WATERSET PHASE 5A-2A, as recorded in Plat Book 135, Pages 229 through 246, inclusive, of the Public Records of Hillsborough County, Florida;

(Easement Area)

TOGETHER WITH a non-exclusive easement over the Easement Area described as “(CDD) Wall/Landscape Easements” shown on the plat of WATERSET PHASE 5A-2A, as recorded in Plat Book 135, Pages 229 through 246, inclusive, of the Public Records of Hillsborough County, Florida.

2. The following Work Product associated with the Real Property and Easement Area:
 - a. Facilities including, but not limited to, the storm drainage system and paving for the storm drain system; street improvements; sanitary sewer system, water system, reclaimed water system, landscaping and hardscaping, for Waterset Phase 5A-2A, including all of the Facilities referred to in the requisition back-up documentation placed on file in the District Manager’s Office, 9428 Camden Field Parkway, Riverview, Florida 33578.
 - b. All site development plans, design plans, permits, environmental studies, tree plans, soil studies, field and laboratory reports, irrigation designs, landscape architecture plans, inspection reports, certifications, surveys, plans, easements, graphics and other documents, including all documents referred to in the back-up documentation placed on file in the District Manager’s Office, 9428 Camden Field Parkway, Riverview, Florida 33578.

Tab 10



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Waterset Central Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Waterset Central Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578**

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119332

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$3,374,376
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$93,354

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$14,702

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Waterset Central Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119332

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$14,702
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,819
Public Officials and Employment Practices Liability	\$2,306
TOTAL PREMIUM DUE	\$19,827

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PROPERTY VALUATION AUTHORIZATION

Waterset Central Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$3,374,376	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$93,354	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____



Waterset Central Community Development District

Policy No.: 100119332

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
1	Building		2018	10/01/2019	\$1,824,000			
	7281 Paradiso Drive Apollo Beach FL 33572		Joisted masonry	10/01/2020	\$102,000			\$1,926,000
	Cross hip				Metal panel			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
2	All Sports Courts (Tennis/Pickle/BB/Volleyball) Including lighting + chainlink fencing		2018	10/01/2019	\$185,000			
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020				\$185,000
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
3	Playground including benches and trashcans		2018	10/01/2019	\$67,525			
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020				\$67,525
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
4	Pools - resort and lap		2018	10/01/2019	\$560,907			
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020				\$560,907
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
5	Pool Decks		2018	10/01/2019	\$143,485			
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020				\$143,485
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
6	Pergolas in pool areas		2018	10/01/2019	\$28,810			
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020				\$28,810
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
7	Pool Furnishings (includes pool furn. & adirondack benches and chairs)		2018	10/01/2019	\$36,000			
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020				\$36,000

Sign: _____

Print Name: _____

Date: _____

**Waterset Central Community Development District**

Policy No.: 100119332

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	
8	Slide Tower		2018	10/01/2019	\$90,624		\$90,624
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	
9	Slides		2018	10/01/2019	\$89,696		\$89,696
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	
10	Shade Structures at tennis,pickleball and basketball		2018	10/01/2019	\$25,253		\$25,253
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	
11	Maintenance Shed		2018	10/01/2019	\$63,712		\$63,712
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	
12	Fitness Equipment		2018	10/01/2019	\$98,000		\$98,000
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	
13	Perimeter fencing around pools (black powdercoat aluminum fencing)		2018	10/01/2019	\$52,845		\$52,845
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	
14	Gas Pool Heaters (x3)		2018	10/01/2019	\$6,519		\$6,519
	7281 Paradiso Drive Apollo Beach FL 33572			10/01/2020			
			Total:	Building Value \$3,272,376		Contents Value \$102,000	Insured Value \$3,374,376

Sign: _____

Print Name: _____

Date: _____



Waterset Central Community Development District

Policy No.: 100119332
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	AV Equipment incl. tvs, cameras, wifi, game consoles, access control (Max \$15,000 per item)		Electronic data processing equipment	10/01/2019 10/01/2020	\$19,000	\$1,000
2	Site Lighting (Max \$15,000 per item)		Electronic data processing equipment	10/01/2019 10/01/2020	\$74,354	\$1,000
				Total	\$93,354	

Sign: _____ Print Name: _____ Date: _____

Tab 11

**Waterset North Community Development District
9428 Camden Field Parkway
Riverview, Florida 33578
(813) 533-2950**

August 30, 2019

VIA HAND DELIVERY

Waterset Central Community Development District
c/o Joseph Roethke, District Manager
9428 Camden Field Parkway
Riverview, Florida 33578

Re: Termination of Agreement for Waterset Community Security Services Cost Sharing

Dear Mr. Roethke:

On behalf of the Waterset North Community Development District (“**WSN**”), please accept this letter as written notice of WSN’s termination of the Agreement for Waterset Community Security Services Cost Sharing (the “**Agreement**”), in accord with Section 8. of the Agreement.

Because Section 8. of the Agreement provides for sixty (60) days written notice of termination to the Waterset Central Community Development District, WSN intends to notify G4S Secure Solutions (USA) Inc. (“**G4S**”) that the Agreement between WSN and G4S will terminate sixty (60) days from today, on October 29, 2019.

Sincerely,

Justin Croom
District Manager, Waterset North CDD

Tab 12

ACCURATE ELECTRONICS



9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771
PINELLAS (727)-533-0295 ♦ HILLSBOROUGH (813) 983-9131 ♦ SARASOTA (941) 952-1088
WWW.ACCURATEELECTRONICS.NET

August 17, 2019
Pb/dp

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572

ATTN: Mr. Chuck Schulze
PHONE: 813-677-2114

E-MAIL: cschulze@casltegroup.com

RE: Repairs to the access control system per work order # 1000011480 (P.R.)

EQUIPMENT LIST:

QTY	ITEM DESCRIPTION	COST	TOTAL
3-	Fabricate and instasll (3) new pedestrian walk gates with expaned metal, new gate posts, hinges, and closers, all product will be galvanized steel painted.	\$2,594.45	\$7,783.35
3-	Securitron 1200lbs mag locks	\$529.65	\$1,588.95
3-	Securitron adjustable z-brackets for mounting onto pedestrain walk gates	\$208.65	\$625.95
1-	Securitron 12volt 3 amp mag lock power supply.		\$709.78
	S & H:		\$95.00
	LABOR TO INSTALL:		\$1,270.95
	TOTAL:		\$12,073.98

NOTE:

1. MANUFACTURES ONE YEAR WARRANTY AGAINST DEFECTS ONLY, SECURITRON LIFETIME WARRANTY ACCURATES ONE YEAR WORKMANSHIP WARRANTY.
2. EXISTING TO BE RE-USED: CARD READEWRS, REQUEST TO EXIT BUTTONS AND ALL CONDUIT AND WIRE, IF ANY OF THE EXISTING CANNOT BE USED A CHANGE ORDER WILL BE PROVIDED.

TOTAL SUM: \$ 12,073.95

TERMS: 50% DOWN BALANCE ON COMPLETION.

SCOPE OF WORK: FABRICATE AND INSTALL (3) NEW GALVINIZED STEEL PEDEDSTRAIN WALK GATES TO REPLACE (3) CHAINLINK GATES, REPALCE EXISTING G-1 LOCKS FOR (3) 1200LBS MAG LOCKS, WITH NEW POWER SUPPLY NOTE: USING ALL EXISTING CONDUIT AND ACCESS CONTROL WIRING. RE-CONFIG. DSX INPUTS FOR EACH NEW LOCKING MECH.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS LISTED ON THE BACKSIDE OF THIS PAGE.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: _____
FOR: WATERSSET CENTRAL CDD

PRINTED NAME: _____

DATE: _____