



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
February 10, 2022**

**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	Amanda King	Chairman
		Vice Chairman
	Larry Woster	Assistant Secretary
	Lynda McMorro	Assistant Secretary
	Pete Williams	Assistant Secretary
Interim District Manager	Jerry Whited	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Tim Plate	Height Design LLC

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

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

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

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

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

February 3, 2022

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday February 10, 2022 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION I**
 - A.** Consideration of the Resignation of Seat #5.....Tab 1
 - B.** Administer Oath of Office to Newly Appointed Supervisor
 - i. Consideration of Compensation*
 - ii. Review of Chapter 190 FL Statutes*
 - iii. Review of Sunshine Laws and Code of Ethics for Public Employees*
 - C.** Consideration of Resolution 2022-01, Designating Officers of the DistrictTab 2
 - D.** Consideration of Audit Services Engagement Letter.....Tab 3
- 4. BUSINESS ITEMS**
- 5. STAFF REPORTS**
 - A.** Landscape & Irrigation
 - i.** Presentation of Waterway Inspection Report.....Tab 4
 - ii.** Presentation of Irrigation ReportTab 5
 - iii.** Presentation of Field Inspection ReportTab 6
 - iv.** Presentation of Landscape Vendor Responses.....USC
 - B.** District Counsel
 - C.** District Engineer
 - D.** Clubhouse Manager
 - i.** Presentation of Management ReportTab 7
 - ii.** Consideration of Independent Contractor AgreementTab 8
 - E.** District Manager
- 6. BUSINESS ADMINISTRATION II**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on January 13, 2022Tab 9
 - B.** Ratification of Operations & Maintenance Expenditures for December 2021Tab 10

- 7. **SUPERVISOR REQUESTS**
- 8. **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,

Jerry Whited

Jerry Whited
District Manager

Tab 1

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

To Whom It May Concern:

I, Aaron J. Baker, do hereby resign from the Board of Supervisors of the Waterset Central Community Development District, effective as of February 2, 2022.

Signature

Aaron J. Baker
Print Name

Date: 02/02/2022_____



Tab 2

RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET
CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPOINTING [AND
REMOVING] OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Waterset Central Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint [and remove] Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman. _____, _____ and _____ are hereby removed as Assistant Secretaries.]

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

PASSED AND ADOPTED THIS 10th DAY OF February 2022.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 3



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 4, 2021

To Board of Supervisors
Waterset Central Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Waterset Central Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2021 with an option for four one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Waterset Central Community Development District as of and for the fiscal year ended September 30, 2021 with an option of four one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,000 for the September 30, 2021 audit. This agreement may be renewed for four additional one-year terms subject to the mutual agreement by both parties to all terms and fees. If the District agrees to subsequent renewals, the fees for fiscal year 2022, 2023, 2024, and 2025 will not exceed \$4,100, \$4,200, \$4,300 and \$4,400, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2021 must be provided to us no later than January 31, 2022, in order for us to complete the engagement by May 31, 2022.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Waterset Central Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Racquel McIntosh

RESPONSE:

This letter correctly sets forth the understanding of Waterset Central Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

Tab 4



Waterset Central CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2022-01-31

Prepared for:

District Manager
Rizzetta & Company
12750 Citrus Park Lane, Suite #115
Tampa, Florida 33625

Prepared by:

Peter Simoes, Account Representative/Biologist

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Site: 55

Comments:

Site looks good

No issues observed at photo stations. Grasses reduced following treatment.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 56

Comments:

Normal growth observed

Excellent treatment results noted targeting submersed weeds. Overall, looked good. Minor planktonic algae windblown (left photo)

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 57

Comments:

Treatment in progress

Follow-up treatment required for remaining grasses along perimeter. Algae reduced following treatment.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 58

Comments:

Treatment in progress
Minimal sporadic growth of algae. Native gulf spikerush looked good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 59

Comments:

Site looks good
Algae and shoreline weeds reduced. Minimal invasive growth present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 60

Comments:

Normal growth observed
Minor windblown algae and submersed slender spikerush. Planting perimeter with native vegetation is highly recommended.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 61

Comments:

Treatment in progress
Submersed pondweed and algae reduced following treatment.
Planting pond perimeter advised.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 62

Comments:

Site looks good
Continues to look good following our scheduled treatments.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 63

Comments:

Scheduled-recurring
Algae reduced following treatment. Submersed Chara remains minimal following last month's visit.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 64, 65

Comments:

Site looks good

Pond #64 (left) greatly improved with reduced algae and submersed weeds, and Pond #65 (right) looked good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 66, 67

Comments:

Site looks good

Overall, Ponds #66 (left) and #67 (right) looked good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 68, 69

Comments:

Site looks good

Ponds #68 (left) and #69 (right) looked good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 70, 71

Comments:

Normal growth observed

Moderate submersed pondweed noted within Pond #70 (left). Pond #71 (right) looked good with minimal invasive growth present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 72, 73

Comments:

Normal growth observed

Pond #72 (left) algae significantly reduced. And Pond #73 (right) noted with grasses in later stages of decomposition following treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 74, 75

Comments:

Site looks good

Ponds #74 (left) and #75 (right) looked good with minimal invasive growth present.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 77, 78

Comments:

Treatment in progress

Ponds #77 (left) and #78 (right) grasses treated. Removal highly advised for substantial grasses within Pond #78.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 79, 80

Comments:

Treatment in progress

Minor algae and shoreline weeds noted within Pond #79 (left). Pond #80 (right) cattails displayed positive treatment results.

Action Required:

Routine maintenance next visit

Target:

Cattails



Site: 81, 82

Comments:

Treatment in progress

Cattails within Pond #81 (left) in later stages of decomposition following treatment. Pond #82 (right) looked good with minimal growth present.

Action Required:

Routine maintenance next visit

Target:

Cattails



Site: 83, 84**Comments:**

Treatment in progress

The shoreline weeds and algae within Ponds #83 (left) and #84 (right) displayed evidence of treatment following last month's applications.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

The waterway inspection for Waterset Central CDD was completed on December 2nd, 2021 for all ponds.

Excellent treatment results were noted throughout the community following December's routine maintenance visits. Reduced submersed weeds and algae were noted within Ponds #63-67. All ponds will continue to be monitored for submersed weeds and re-treated as necessary.

Minor algae was present within Ponds #60, 61, 63, 66, and moderate growth within Pond #72, all of which will continue to be targeted during our routine scheduled visit. Algae typically clears within 10-14 days following treatment. Planting native vegetation along the perimeter of the ponds is highly advised to improve nutrient uptake and bank stability.

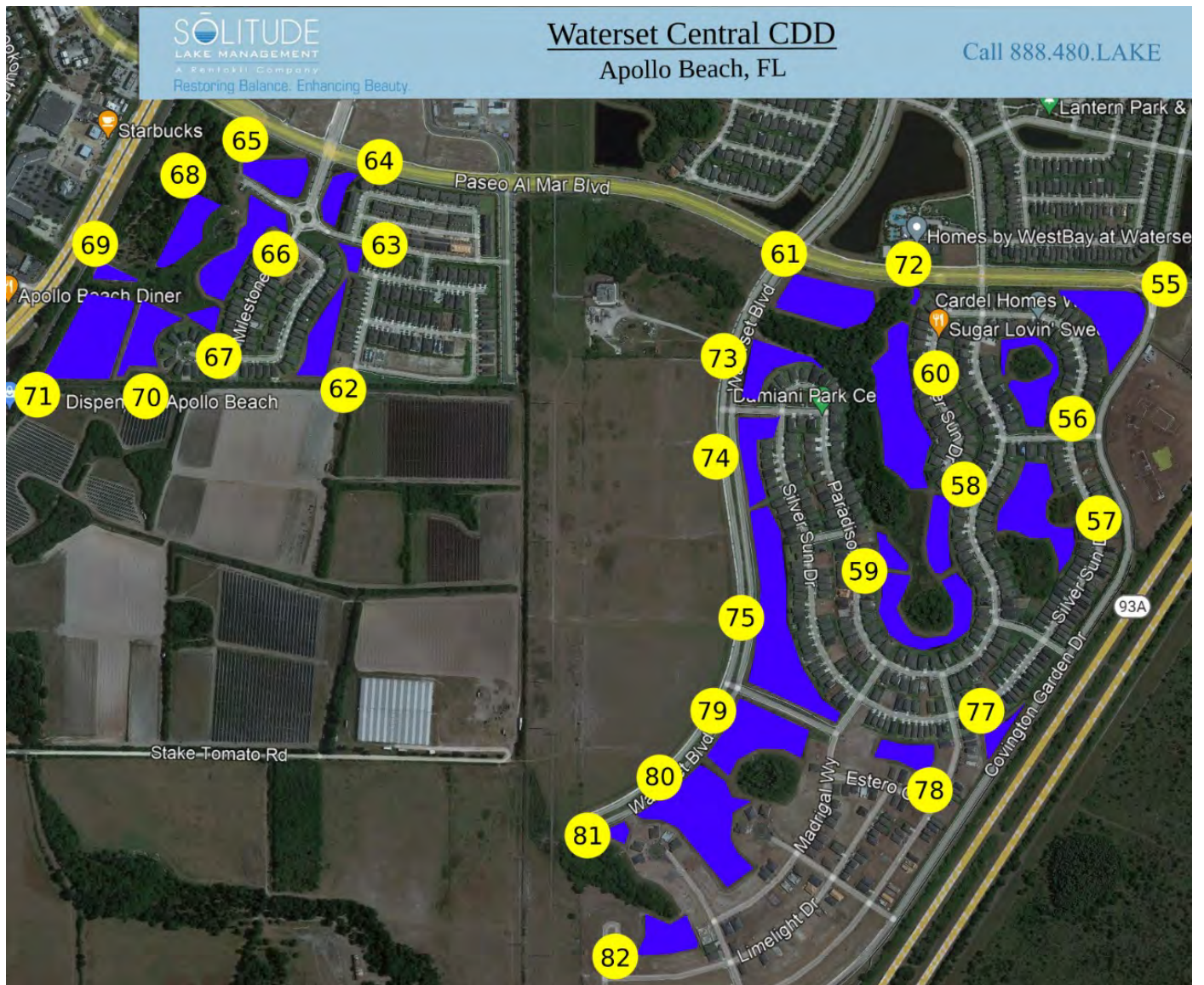
Native vegetation play a vital role within stormwater retention ponds, improving not only the aesthetics, but also their functionality. Over time, man-made ponds develop common issues, such as excess nutrients (Eutrophic), muck accumulation and bank erosion. Indigenous vegetation, such as Duck Potato, Pickerelweed and Gulf Spikerush perform notably well in absorbing excess nutrients and pollutants within ponds, directly influencing algae's ability to develop.

Ponds #78-84 were recently added to the maintenance visits and all displayed positive treatment results following last month's chemical applications. The Cattails within Ponds #80 and 81 will require follow-up treatments. Positive results may be expected within 14-21 days following application.

Minor midge activity was noted within Ponds #64 and 65. A midge fly survey and treatment may be recommended should these persist. A proposal may be generated upon request.

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
55	Site looks good	Torpedograss	Routine maintenance next visit
56	Normal growth observed	Species non-specific	Routine maintenance next visit
57	Treatment in progress	Torpedograss	Routine maintenance next visit
58	Treatment in progress	Surface algae	Routine maintenance next visit
59	Site looks good	Species non-specific	Routine maintenance next visit
60	Normal growth observed	Surface algae	Routine maintenance next visit
61	Treatment in progress	Surface algae	Routine maintenance next visit
62	Site looks good	Species non-specific	Routine maintenance next visit
63	Scheduled-recurring	Surface algae	Routine maintenance next visit
64,65	Site looks good	Species non-specific	Routine maintenance next visit
66,67	Site looks good	Surface algae	Routine maintenance next visit
68,69	Site looks good	Species non-specific	Routine maintenance next visit
70,71	Normal growth observed	Species non-specific	Routine maintenance next visit
72,73	Normal growth observed	Surface algae	Routine maintenance next visit
74,75	Site looks good	Torpedograss	Routine maintenance next visit
77,78	Treatment in progress	Torpedograss	Routine maintenance next visit
79,80	Treatment in progress	Cattails	Routine maintenance next visit
81,82	Treatment in progress	Cattails	Routine maintenance next visit
83,84	Treatment in progress	Species non-specific	Routine maintenance next visit



Tab 5



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

Irrigation Management Specialists

Telephone 727-520-1082

Fax 727-330-3698

gail@ballengerirrigation.com

IRRIGATION REPORT

DATE: January 24, 2022

PROJECT: Waterset North

RE: Responses to January 10, 2022 Field Inspection Report

9. No leak was located on the pond side of the trail north of the Landing, but the area will be monitored to see if anything new develops.

13. The area of repair adjacent to the new Montessori School was raked out and leveled.

15. The noise in the Palmettos was actually the automatic filter flushing for the B2 controller. Both filters for the B1 and B2 points of connection require routine maintenance which will be completed in February.

26. The newly planted Simpson's Stopper is receiving water from the drip irrigation. The program was modified to apply more water.

94. Drip tube below established trees is being removed on Covington Garden Drive as time permits.

In addition to the issues mentioned in the January 10, 2022, Field Inspection Report, BCI also addressed the following:

- Converted controllers at Coqui Park and Lakeside Park to ET based programming.
- Replaced cracked filter at the reclaimed point of connection for Splash Pad Park.
- Capped/repairs drip tube in plant beds where plants were removed to improve line of sight.
- Site shut down for 3 days on January 17th, after 0.6" of rain was recorded at the ET sensor located at the end of Paradiso.

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

Sincerely,

Gail Huff

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



Tab 6

WATERSET CENTRAL

FIELD INSPECTION REPORT



January 19, 2022
Rizzetta & Company
John R Toborg – Manager, Field Services



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events

- ❑ Conditions between the previous inspection and this inspection have improved greatly.
- ❑ During the month of February, all St. Augustine turf shall receive an application of 4200 lbs. (84 – 50 lb. bags) of 15-0-15 fertilizer with a pre-emergent herbicide. Additionally, all Bahia turf shall receive an application of 1100 lbs. (22 – 50 lb. bags) of 15-0-15 fertilizer with a pre-emergent herbicide and all Celebration Bermudagrass shall receive an application of 750 lbs. (15 – 50 lb. bags) of 15-0-15 fertilizer with a pre-emergent herbicide.
- ❑ Although plants may look very bad for a few weeks this time of year, Sunrise to refrain from cutting anything back until threats of freezing weather has passed.

The following are action items for Sunrise to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold, underlined is info. or questions for the BOS.** **Orange is for STAFF.**

1. Prune off some hanging fronds on the Ribbon Palm closest to the gym on the pool deck.
2. Remove all straps and lodge poles remaining on the Shady Lady trees surrounding the pool deck.
3. I want to make sure Sunrise submits fertilizer labels of the upcoming palm fertilization event prior to application. As stated in the fertilizer spec, **all micronutrients must be in soluble form.** This palm on the pool deck may be showing signs of Potassium deficiency with the yellowish orangish speckles on the fronds. (Pic 3>)



PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-0P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy up to four times per year (March, June, September with an optional treatment in late fall if palms are showing signs of nutrient deficiency). 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

4. Palm seeds are collecting in various beds around the pool deck. These need to be gathered and disposed of as they will germinate and cause a much larger headache later.
5. Remaining fruit is scheduled to be removed from the palms surrounding the pool the same day as this inspection.



Waterset Club, Seaair, CGD South of Roundabout

6. I asked Sunrise to remove more dead fronds on other palms (specifically the beach area) on the pool deck while they are removing the fruits.
7. The Podocarpus on the outside of the fence around the beach area need to be topped. As a reminder, one needs to be replaced via Install & Invoice.
8. Regarding Torpedograss in ornamental beds, it will be hand pulled and then an herbicide called Spectacle G will be applied which according to Sunrise kills the Torpedograss as it is re-emerging upon contact.
9. Inspect the Perennial Peanut at the entrance to the Waterset Club. Treat weeds as needed.
10. Delineate the Tree Ligustrum from the Sweet Viburnum on the south side of the sand volleyball court.
11. Sunrise to implement a turf improvement program for a large area of turf east of the outbound lanes of Milestone, south of Paseo Al Mar. There is no reason why this turf should not be as thriving as the surrounding turf. (see below)



12. Sycamores still need to be lifted on Goldcoast Ave.

13. Remove lower fronds from the Bismarck Palm near the Seaair cul-de-sac.
14. Plumbago has been removed from the Seaair cul-de-sac. We will need to determine a more suitable plant for these soil conditions.

15. There are still a lot of weeds in the Seaair mail kiosk area, Summer Sunset Jasmine bed.
16. Many tree rings resemble the one in this photo on Paseo Al Mar (PAM). Clearly, these need to be detailed and cannot be allowed to encroach to the tree trunk. (Pic 16)



17. Weed detail the beds on the south side of the sidewalk on PAM leading up to Paradiso.
18. Both corners on the south side of the Covington Garden Dr. (CGD) roundabout need detail attention, including turf weed spot treatment. Treat the browning Fakahatchee Grasses. (Pic 18)



19. Turf was missed during the previous day's mowing event on CGD west side from PAM southward. Lift trees here as well. (Pic 19>)



School ROW, Betel Palm

20. Several trees have been removed and laid near the wall on the east side of CGD south of the school construction. Irrigation lines have been ripped out of the ground. Will the GC be held responsible for their disposal and replacement? Has BCI capped this area off and is the CDD's irrigation beyond these limits still operational? (Pic 20a & b)



21. Continuing south, there are still a lot of weeds in the Jasmine beds behind the curb line. However, crews are at the south end of CGD working their way north. (Pic 21>)

22. The builder using the southern end of the pond south of Betel Palm needs to find another way to their lot. They are causing ruts in the turf, not to mention irrigation issues. (Pic 22)



23. South of Betel Palm pond, hand pull vining weed from the ornamental grasses.

24. Top Sweet Viburnum down the west side of CGD.



CGD South, Reservoir, Silver Sun, Waterline

25. A newly installed (under warranty) Sabal Palm's trunk on the west side of CGD south of Mainland has broken in half. You see this a lot when a palm has died of Thielaviopsis. This disease does not prohibit another palm being planted in the same location. However, much care must be taken as this disease enters through wounds. (Pic 25)



26. In the new turf in Phase 5B-2, there is already Nutsedge emerging as well as other weeds such as Cupid's Shaving Brush. Treat accordingly.

27. The Golden Sky mail kiosk needs to have mulch installed where the new Jasmine was planted.

28. I do not see where we've received a proposal for the Jasmine to be installed at the Betel Palm mail kiosk to match those at the Golden Sky mail kiosk. This was requested in October's report.

29. The pond south of Reservoir between Waterset Blvd. and Silver Sun was not mowed and needs to be.

30. There is still a tree on the Reservoir Ct. east of Paradiso that needs to be straightened.

31. Suggs still has to replace a Sycamore on WSBlvd., south end, west side.

32. By what date can we expect tree straps to be replaced in the newly turned over areas? (Pic 32)



33. Even out the heights of the Bougainvillea along Waterline.

34. Always keep the Crinum Lilies trimmed so they do not obstruct views on WSBlvd.

35. Lower the Copperleaf Plants on the north side of Waterline.

36. There remains a dead Sabal Palm in the western-most cluster on the north side of Waterline near WSBlvd. (Pic 36)



37. Check the mower that mowed Mainland cul-de-sac. It is broken or uneven.



Proposals

1. Sunrise to provide a proposal to install enough 1 Gal., FULL Summer Sunset Jasmine to fill in the bare areas on the Seair mail kiosk beds.



Tab 7



Waterset Central Community Development District
7281 Paradiso Drive Apollo Beach, FL 33572

Community Director Report
February 2022 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: No requests this month.

Social Committee Requests:

1. March 26, 2022 Trivia Night in the gathering room
2. May 7, 2022 Derby Day outside lawn and inside gathering room
3. June 25, 2022 Luau pool side

Girls With Confidence: We have obtained the contractor agreement from Nancy. She would like to request the below dates for usage of the Gathering Room:

1. March 25th, 2022 Girls Night out
2. April 29th, 2022 Girls Night Out
3. June 13, 2022 Cool Confidence Camp (all day)
4. July 18, 2022 Healthy Girls Camp (all day)

Tennis Class: Lew Kiner request to use Tennis Court for classes. We have received the completed contractor agreement. He is suggesting the below class times:

Day	Time	Age
Wednesday	10:00 am – 10:55 am	Kids
	11:00 am – 11:55 am	Adults
	4:00 pm – 4:55 pm	Kids
	5:00 pm – 5:55 pm	Adults
Friday	10:00 am – 10:55 am	Kids
	11:00 am – 11:55 am	Adults
	4:00 pm – 4:55 pm	Kids
	5:00 pm – 5:55 pm	Adults



Maintenance

Bubbler(s): The bottle refill sensor near court was found overfilling bottles. Maintenance repaired. **The inside fountain was found inoperable. Management contacted Conley's Drinking Fountains for repair.**



Street Signage: Paradiso / Paseo Al Mar street sign appears to have been hit by a large vehicle. This was repaired by Onsite.

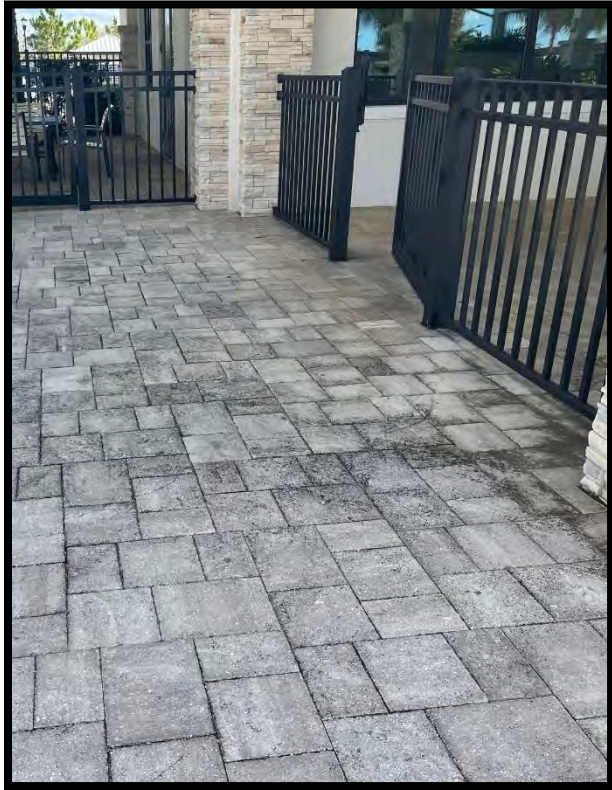


Pool Deck Pressure Washing: Before we move into spring and summer it's time for a deep pressure washing on the pool deck and slide tower. A few photos of current conditions included for reference. Breakdown of proposals received below:

Company	Price
Integrity Pressure Washing	\$3200.00
Richard Howard	\$3,000.00
Green Earth Power washing	\$3,400.00









Report Respectfully Submitted,
Gabrielle Leendertz, LCAM



Independent Contractor Agreement

WITNESSETH:

WHEREAS, Waterset Central CDD (hereinafter “**the District**”) has entered into this agreement (the “**Agreement**”) with Girls With Confidence LLC, Independent Contractor (hereinafter “**Contractor**”), for the performance of certain Services, the parties agree to the terms as follows:

1. SERVICES

The Services to be provided by Contractor to its participants, customers, or patrons, are as follows: Girls With Confidence offers events and camps for girls K-12th grades. We would like to use the Waterset Club to run Girls Night Outs and also a couple weeks of Summer Camps.

2. USER FEE FOR CONTRACTOR TO USE DISTRICT FACILITIES [- to be used after adoption of User Fee]

To offset the District’s costs for operating and maintaining the Waterset Club [describe the District Facilities to be used by the Contractor] (the “**District Facilities**”) used by the Contractor, the Contractor shall pay to the District a User Fee equal to Ten Percent (10%) of the gross fees collected from Contractor’s clients or customers who are using the District’s Facilities (the “**User Fee**”). The Contractor shall remit the User Fee to the District no later than the 10th day following the month in which the District Facilities are used by the Contractor.

3. INDEPENDENT CONTRACTOR RESPONSIBILITIES

Contractor warrants and agrees to ensure that all individuals who are utilized by Independent Contractor in the scope of performance of the Services referenced herein are duly qualified, experienced, and appropriate for such activities. Contractor warrants that it/they have conducted appropriate and reasonable inquiry into the background of any individuals who Contractor will utilize in performance of the Services referenced herein. Contractor will comply with all applicable laws and

statutes with reference to its employment of contracted or volunteer workers, and assumes the responsibility of ensuring any such workers are fit for such activities.

Contractor is responsible for the conduct of any participants, customers, employees, or patrons of their services, and is expected to ensure compliance with District rules regarding use of District property, including prohibitions against the use of profanity or disruptive behavior. The services to be performed under this contract will be performed entirely at Contractor's risk and Contractor assumes all responsibility for their activities in the performance of the services referenced herein, including returning all CDD property and premises to its original condition.

In addition, Contractor agrees to comply with all conditions set forth in Exhibit "A", attached hereto and incorporated herein.

4. TERM OF AGREEMENT

This Agreement is valid from the _____ 19th _____ day of _____, January 20_____,
_____ 22 _____ to the _____ 19th _____ day of _____, February 20_____. [Note: Initial Term to be 30
days, per confer with Bond Counsel] This Agreement will automatically renew for additional thirty
(30) day periods unless terminated by either Party pursuant to Section 5. below.

5. DAMAGE TO DISTRICT PROPERTY

If any damage to District property occurs as a result of this Agreement, the use of the District's facilities by the Contractor, or the use of the District's facilities by Contractor's participants, customers, or patrons, the Contractor shall reimburse the District for the cost of repairing such damages within ten (10) days of such damage occurring.

6. TERMINATION

Either party to this agreement may terminate this agreement without liability, fee or penalty, at any time and without cause, by giving seven (7) days prior written notice. Additionally, if Contractor defaults in the performance of or breaches any of its covenants, agreements or obligations under this Agreement, the District may terminate this agreement without any prior written notice, without penalty.

7. INDEPENDENT CONTRACTOR

Nothing contained in this Agreement or in the relationship of the Contractor and the District shall be deemed to constitute a partnership, joint venture, or any other relationship except for the

independent contractor relationship described in this Agreement. Contractor's authority and right to be on District property is limited solely to performing the Services set forth herein in accordance with the terms of this agreement.

8. INSURANCE REQUIREMENTS

Contractor shall maintain throughout the term of this Agreement the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Contractor without the consent of the District, and subject to the modification of this Agreement.

District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

9. INDEMNIFICATION

Notwithstanding any other provision of this Agreement, Contractor shall indemnify, defend, save and hold the District and its officers, Supervisors, employees, agents, servants, successors, and authorized agents (hereinafter "Indemnified Parties") harmless from any and all suits, actions, legal or administrative proceedings, claims and demands made/asserted/threatened by any third party and all related losses, expenses, damages, costs, actions, property loss, personal injury or death, fines, penalties and liabilities, including reasonable attorneys' fees and expenses incurred by or asserted against the Indemnified Parties in investigation or defense, which arise out of or that are related to or connected with the services being provided by the Contractor which are the subject of this Agreement, including but not limited to: negligence, intentional acts, misrepresentations, nondisclosure, or because of any promise or untrue statement made by Contractor. The obligations of Contractor set forth in this

Indemnification Section shall continue in effect notwithstanding the expiration or termination of this Agreement.

Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitation of liability pursuant to Section 768.28, Florida Statutes.

Further, Contractor shall be solely liable and responsible to its participants, customers, patrons or employees for the resolution of any complaint or claim made against Contractor for failure to perform Services in accordance with the terms of any service agreement between Contractor and any third party.

Further, Contractor shall ensure that each participant review and executes the Waiver, the form of which is attached to this Agreement as Exhibit “B”, and that the Waiver forms are provided to the Community Director’s office prior to any use of the District’s facilities.

10. Waiver of Breach. The waiver by the District of any breach of a provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by the parties.

11. Notices. All notices required or anticipated by this Agreement shall be in writing, addressed to the parties as set forth below, and will be deemed to have been duly given when (a) delivered by hand with a written confirmation of receipt, or (b) when received by the addressee, if sent by a nationally recognized overnight delivery service (receipt requested):

To the District at: Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578
Attn. Jerry Whited, District Manager

With a copy to: Erin Rae McCormick, Esq.
District Counsel
Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 103
Tampa, FL 33609

To the Contractor at: Girls With Confidence
10540 Browning Road
Lithia FL 33547

12. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes all prior agreements and understandings, oral or written, between the parties, with respect to the subject matter of this Agreement. This Agreement may not be amended orally, but only by an agreement in writing signed by the parties.

13. Severability. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

14. Governing Law. This Agreement will be governed by the laws of the State of Florida without regard to conflict of laws principles.

15. No Assignment. The rights and obligations of _____ under this Agreement are not assignable in whole or in part without the prior written agreement of the District.

[Remainder of Page Left Intentionally Blank]

EXHIBIT "A"
Waterset Central CDD Development District
CONDITIONS FOR INDEPENDENT CONTRACTOR

1. The Independent Contractor Agreement is for a stipulated amount of time, and is not automatically renewable.
Initial *KL*
2. Independent Contractor agrees that his/her personal appearance and conduct should be above reproach at all times.
Initial *KL*
3. Class or classes are to be held as scheduled. ANY SCHEDULE CHANGES MUST BE COMMUNICATED AND/OR APPROVED BY THE COMMUNITY DIRECTOR'S OFFICE in advance. If illness prevents you from teaching your class, please notify the Community Director's Office so that a sign may be posted accordingly, if deemed appropriate by the Community Director. The Independent is responsible for notifying their students individually.
Initial *KL*
4. Special equipment, tables, chairs, mats, etc. are to be set-up, taken down, and returned to their original places by the Independent. The site of the class and any waiting area is to be left in a clean, orderly condition. Independent Contractors are responsible for any damage or change in the condition of the facility caused by their clientele.
Initial *KL*
5. No equipment that could potentially cause damage to the grounds, grass, or any landscaping may be used when conducting outdoor classes.
Initial *KL*
6. Independent Contractors who have children in their classes should ensure that children are never left unattended for any reason. Independent Contractors are to ensure that every child has left the facility prior to leaving.
Initial *KL*
7. Independent Contractors are responsible for the conduct of their class participants and are expected to ensure compliance with District rules regarding use of District property including prohibitions against the use of profanity or disruptive behavior.
Initial *KL*
8. Independent Contractors have sole responsibility to pay all federal, state and local taxes, including wage withholding, payroll, unemployment insurance, Social Security, sales and income taxes associated with any compensation the Independent Contractor received as a result of the Independent Contractor Agreement.
Initial *KL*
9. Advertising, special offers and all promotional materials for all classes must be coordinated and approved through the Community Director's Office.
Initial *KL*
10. All paperwork, fee collections, registrations, and refunds are to be coordinated by the Independent Contractor..
Initial *KL*
11. The Conditions above are part of the Independent Contractor Agreement.
Initial *KL*

Independent Contractor Agreement

WITNESSETH:

WHEREAS, Waterset Central CDD (hereinafter "the District") has entered into this agreement (the "Agreement") with Lew Kiser, Independent Contractor (hereinafter "Contractor"), for the performance of certain Services, the parties agree to the terms as follows:

1. SERVICES

The Services to be provided by Contractor to its participants, customers, or patrons, are as follows: Tennis Instruction for Adult Kids

Groups of Waterset

2. USER FEE FOR CONTRACTOR TO USE DISTRICT FACILITIES [- to be used after adoption of User Fee]

To offset the District's costs for operating and maintaining the [describe the District Facilities to be used by the Contractor] (the "District Facilities") used by the Contractor, the Contractor shall pay to the District a User Fee equal to Ten Percent (10%) of the gross fees collected from Contractor's clients or customers who are using the District's Facilities (the "User Fee"). The Contractor shall remit the User Fee to the District no later than the 10th day following the month in which the District Facilities are used by the Contractor.

3. INDEPENDENT CONTRACTOR RESPONSIBILITIES

Contractor warrants and agrees to ensure that all individuals who are utilized by Independent Contractor in the scope of performance of the Services referenced herein are duly qualified, experienced, and appropriate for such activities. Contractor warrants that it/they have conducted appropriate and reasonable inquiry into the background of any individuals who Contractor will utilize in performance of the Services referenced herein. Contractor will comply will all applicable laws and

statutes with reference to its employment of contracted or volunteer workers, and assumes the responsibility of ensuring any such workers are fit for such activities.

Contractor is responsible for the conduct of any participants, customers, employees, or patrons of their services, and is expected to ensure compliance with District rules regarding use of District property, including prohibitions against the use of profanity or disruptive behavior. The services to be performed under this contract will be performed entirely at Contractor's risk and Contractor assumes all responsibility for their activities in the performance of the services referenced herein, including returning all CDD property and premises to its original condition.

In addition, Contractor agrees to comply with all conditions set forth in Exhibit "A", attached hereto and incorporated herein.

4. TERM OF AGREEMENT

This Agreement is valid from the _____ day of ___, 20_____
_____ to the ___ day of _____, 20_____. [Note: Initial Term to be 30
days, per confer with Bond Counsel] This Agreement will automatically renew for additional thirty
(30) day periods unless terminated by either Party pursuant to Section 5. below.

5. DAMAGE TO DISTRICT PROPERTY

If any damage to District property occurs as a result of this Agreement, the use of the District's facilities by the Contractor, or the use of the District's facilities by Contractor's participants, customers, or patrons, the Contractor shall reimburse the District for the cost of repairing such damages within ten (10) days of such damage occurring.

6. TERMINATION

Either party to this agreement may terminate this agreement without liability, fee or penalty, at any time and without cause, by giving seven (7) days prior written notice. Additionally, if Contractor defaults in the performance of or breaches any of its covenants, agreements or obligations under this Agreement, the District may terminate this agreement without any prior written notice, without penalty.

7. INDEPENDENT CONTRACTOR

Nothing contained in this Agreement or in the relationship of the Contractor and the District shall be deemed to constitute a partnership, joint venture, or any other relationship except for the

independent contractor relationship described in this Agreement. Contractor's authority and right to be on District property is limited solely to performing the Services set forth herein in accordance with the terms of this agreement.

8. INSURANCE REQUIREMENTS

Contractor shall maintain throughout the term of this Agreement the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Contractor without the consent of the District, and subject to the modification of this Agreement.

District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

9. INDEMNIFICATION

Notwithstanding any other provision of this Agreement, Contractor shall indemnify, defend, save and hold the District and its officers, Supervisors, employees, agents, servants, successors, and authorized agents (hereinafter "Indemnified Parties") harmless from any and all suits, actions, legal or administrative proceedings, claims and demands made/asserted/threatened by any third party and all related losses, expenses, damages, costs, actions, property loss, personal injury or death, fines, penalties and liabilities, including reasonable attorneys' fees and expenses incurred by or asserted against the Indemnified Parties in investigation or defense, which arise out of or that are related to or connected with the services being provided by the Contractor which are the subject of this Agreement, including but not limited to: negligence, intentional acts, misrepresentations, nondisclosure, or because of any promise or untrue statement made by Contractor. The obligations of Contractor set forth in this

Indemnification Section shall continue in effect notwithstanding the expiration or termination of this Agreement.

Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitation of liability pursuant to Section 768.28, Florida Statutes.

Further, Contractor shall be solely liable and responsible to its participants, customers, patrons or employees for the resolution of any complaint or claim made against Contractor for failure to perform Services in accordance with the terms of any service agreement between Contractor and any third party.

Further, Contractor shall ensure that each participant review and executes the Waiver, the form of which is attached to this Agreement as Exhibit "B", and that the Waiver forms are provided to the Community Director's office prior to any use of the District's facilities.

10. Waiver of Breach. The waiver by the District of any breach of a provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by the parties.

11. Notices. All notices required or anticipated by this Agreement shall be in writing, addressed to the parties as set forth below, and will be deemed to have been duly given when (a) delivered by hand with a written confirmation of receipt, or (b) when received by the addressee, if sent by a nationally recognized overnight delivery service (receipt requested):

To the District at: Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578
Attn. Jerry Whited, District Manager

With a copy to: Erin Rae McCormick, Esq.
District Counsel
Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 103
Tampa, FL 33609

To the Contractor at:

Ken Kiser
10122 Majestic Palm Circle
104
Riverview FL 33578

12. **Entire Agreement.** This Agreement contains the entire agreement between the parties and supersedes all prior agreements and understandings, oral or written, between the parties, with respect to the subject matter of this Agreement. This Agreement may not be amended orally, but only by an agreement in writing signed by the parties.

13. **Severability.** If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

14. **Governing Law.** This Agreement will be governed by the laws of the State of Florida without regard to conflict of laws principles.

15. **No Assignment.** The rights and obligations of LK under this Agreement are not assignable in whole or in part without the prior written agreement of the District.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written on behalf of:

District: **Waterset Central Community Development District**

By: _____

Name/Title: Amanda King, as Chairman, Board of Supervisors

Independent Contractor: L.E.W Tennis

By: Lew Kiner Owner

Name: Lew Kiner

Title: Owner

EXHIBIT "A"
Waterset Central CDD Development District
CONDITIONS FOR INDEPENDENT CONTRACTOR

1. The Independent Contractor Agreement is for a stipulated amount of time, and is not automatically renewable.

Initial CK

2. Independent Contractor agrees that his/her personal appearance and conduct should be above reproach at all times.

Initial CK

3. Class or classes are to be held as scheduled. ANY SCHEDULE CHANGES MUST BE COMMUNICATED AND/OR APPROVED BY THE COMMUNITY DIRECTOR'S OFFICE in advance. If illness prevents you from teaching your class, please notify the Community Director's Office so that a sign may be posted accordingly, if deemed appropriate by the Community Director. The Independent is responsible for notifying their students individually.

Initial CK

4. Special equipment, tables, chairs, mats, etc. are to be set-up, taken down, and returned to their original places by the Independent. The site of the class and any waiting area is to be left in a clean, orderly condition. Independent Contractors are responsible for any damage or change in the condition of the facility caused by their clientele.

Initial CK

5. No equipment that could potentially cause damage to the grounds, grass, or any landscaping may be used when conducting outdoor classes.

Initial CK

6. Independent Contractors who have children in their classes should ensure that children are never left unattended for any reason. Independent Contractors are to ensure that every child has left the facility prior to leaving.

Initial CK

7. Independent Contractors are responsible for the conduct of their class participants and are expected to ensure compliance with District rules regarding use of District property including prohibitions against the use of profanity or disruptive behavior.

Initial CK

8. Independent Contractors have sole responsibility to pay all federal, state and local taxes, including wage withholding, payroll, unemployment insurance, Social Security, sales and income taxes associated with any compensation the Independent Contractor received as a result of the Independent Contractor Agreement.

Initial CK

9. Advertising, special offers and all promotional materials for all classes must be coordinated and approved through the Community Director's Office.

Initial CK

10. All paperwork, fee collections, registrations, and refunds are to be coordinated by the Independent Contractor..

Initial CK

11. The Conditions above are part of the Independent Contractor Agreement.

Initial CK



UNITED STATES PROFESSIONAL TENNIS ASSOCIATION
ELEVATING THE STANDARDS OF TENNIS-TEACHING PROFESSIONALS

USPTA
UNITED STATES PROFESSIONAL TENNIS ASSOCIATION

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My Account

Mr. Lew Kiner

[About Me](#)[My Account](#)[My Insurance Products](#)[My Preferences](#)[Members Documents](#)

My Current Billing

[Description](#)[Balance](#)

Renewal Fees

0.00

Continuing Education Requirements

[Requirements Message](#)

You need 4 additional educational credits to meet the CE program requirement.

Join date



Status

Active

Paid through

12/31/2022

[Pay My Dues](#)[Start Date](#)[End Date](#)[Credits Required](#)

Change your password

Current username is LEWBIEK@GMAIL.COM

[Change password and/or username](#)

[My Committees](#)

Safe Play Compliance

[Start Date](#) [End Date](#) [Credits Required](#)

01/01/2021 12/31/2023 15



[Full Name](#) [Legal Agreement](#) [Safe Sport Training](#) [NCSI Background Check](#) [Safe Play Compliance](#)

Mr. Lew Kiner Agreed Thru 04/24/2022 Valid Thru 04/14/2022 Approved Thru 04/29/2022



My Open Invoices

[Pay Invoice](#) [Date](#) [Description](#) [Due Date](#) [Amount](#) [Balance Due](#)

There are no open invoices at this time.

My Upcoming Events

[Date](#) [Event](#) [Location](#) [View registration](#)

There are no records.

My Recent Transactions

Order Number	Order Date	Type	Amount	Balance
92858.00	1/25/2022	Order	200.00	0.00
9184100	12/10/2021	Order	30.00	0.00

United States Professional Tennis Association

Hereby certifies that

Lew Kiner

has successfully completed all requirements, including an extensive
examination of teaching, playing and business skills, necessary for the rating of

Professional

John R. Embree

Chief Executive Officer



Membership No. 20554

Valid through Dec. 31, 2022

United States Professional Tennis Association, Inc.

Elevating the standards of tennis-teaching professionals and coaches



January 25, 2022

Mr. Lew Kiner
10122 Majestic Palm Cir
Apt 104
Riverview, FL 33578-9436

Dear Lew,

This letter will confirm that, as a certified member of the United States Professional Tennis Association (USPTA), you have liability insurance as outlined below. This USPTA liability policy covers applicants who are being processed, and certified and certain honorary members in the United States, its territories or Canada, and nonmembers who are insured through a certified member's policy.

THE USPTA LIABILITY POLICY INCLUDES \$6 million liability insurance, *while on court*, for bodily injury to others, and for damage to property not in the tennis professional's care, custody or control. It *does not cover* injury to the tennis professional, or damage to his/her property. The accident must have taken place on court, and arisen from the tennis professional's playing, practicing, teaching or officiating in tennis, pickleball, padel, and/or platform tennis.

Policy Number:	SI8ML01641-211
Effective Period:	12/31/2021 - 12/31/2022
For questions or to report an accident, contact:	USPTA World Headquarters 11961 Performance Drive Orlando, FL 32827 Telephone: 407-634-3050 x105

If we may be of further assistance, please do not hesitate to contact us.

Sincerely,

UNITED STATES PROFESSIONAL TENNIS ASSOCIATION, INC.

Susan Ruchti

This coverage is null and void if the member is not a citizen of or does not legally reside and work in the United States, its territories or Canada.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/27/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certification does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ESP Insurance Brokerage, LLC 306 Main Street Worcester MA 01608	CONTACT NAME: Lauren Kachadorian PHONE (A/C, No, Ext): (877) 670-2377 E-MAIL ADDRESS: lauren.kachadorian@espspecialty.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Everest Indemnity Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10851
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COVERAGES **CERTIFICATE NUMBER:** 2021-2022 Master COI **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		SI8ML01641-211	12/31/2021	12/31/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 15,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 OTHER AGG \$ \$2M Per Coach
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			SI8EX01038-211	12/31/2021	12/31/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

USPTA Members are insured for General Liability for playing, teaching or officiating in tennis, pickleball and platform tennis or operating a tennis ball machine for practicing or teaching.

Lew Kiner #20554 Waterset Central CDD, Waterset North CDD, Waterset HOA It's Board of Supervisors and leased Employees is included as additional insured with respect to general liability as required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

Waterset Central CDD
7281 Paradiso Drive

Apollo Beach

FL 33572

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Waterset Central CDD, Waterset North CDD;
Waterset HOA It's Board of Supervisors and leased Employees
7281 Paradiso Drive
Apollo Beach FL 33572

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

WATERSET TENNIS SCHEDULE WINTER 2022

weds:	Morning 10:00 am	-	10:55	Kids
	11:00 am	-	11:55	Adult
	Afternoon 4:00 pm	-	4:55	Kids
	5:00 pm	-	5:55	Adult

Fri :	Morning 10:00 am	-	10:55	Kids
	11:00 am	-	11:55	Adult
	Afternoon 4:00 pm	-	4:55	Kids
	5:00 pm	-	5:55	Adult

More Class options will become available upon request

WATERSET Tennis Assn.

Lesson's Prices

Kids/JR's

Group Lessons

\$14 per if signed up for min 4 lessons 45min lessons

Adult (over 18)

Group Lessons

\$23 per if signed up for min 4 lessons 1 Hr. lessons

Private/Semi Private

Kids/JR's

½ HR. \$30

1 HR. \$45 (\$10 per addition person)

Adult

½ HR. \$35

1 HR. \$55 (\$10 per addition person)



How Integrity Can Meet Your Property's Needs:

- Competitive pricing
- Schedules that flow with your community's demands
- Minimize disruption to community
- Preventative maintenance programs for concrete surfaces and roofs
- Professional employees that are friendly and courteous
- Established contractor since 2004
- **Protect your owners** from lawsuits:
 - No subcontractors, all workers are our employees and are covered by Worker's Comp in the roofing code
 - We follow OSHA safety standards
- State-of-the-art equipment to help streamline maintenance and increase production



Proposal of Services



1/5/22
Waterset Central CDD – The Club
7281 Paradiso Dr.
Apollo Beach, FL 33572

Scope of Work

Paver Cleaning & Treatment

Pressure clean The Club pool pavers to remove mold, dirt and loose oils from surfaces to remove mold, dirt and loose oils from surfaces. Treat surfaces with mild bleach solution to remove stubborn mold and keep concrete clean longer. Soft wash slide tower.

GRAND TOTAL = \$3,200

Site Plan

- Water source to come from hose bibs
- 2-man crew onsite to perform work
- Client to ensure residents are noticed regarding schedule
- Ops manager to visit site periodically to ensure QC

Project Duration & Payment

- 1-2 days
- Net 15

Terms & Conditions

General. This proposal is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to **INTEGRITY PRESSURE CLEANING, INC.** ("Contractor"). If Customer cancels this prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement, Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (d) singular words include plural and vice versa.

Access. Customer shall provide Contractor with adequate access to electricity, water and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the cleaning and/or work identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with all information necessary to prepare any necessary permitting. Customer and/or owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and other expenses incurred as a result of the Customer and/or Customer's failure to fulfill its obligations under this paragraph.

Payment Terms. Contractor reserves the right to require a deposit in excess of 10%, and Customer hereby waives the requirements of Florida Statute 489.123. Customer agrees to pay interest at the rate of 1 1/2 % per month (**ANNUAL PERCENTAGE RATE OF 18%**), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. The total Agreement amount, including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up. Contractor reserves the right to terminate the Agreement for convenience.

Site Conditions. Should the Contractor discover concealed or unknown conditions at the site that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.

Restrictions and Requirements. Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differs materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the work contemplated under this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions or covenants. Customer shall pay Contractor for all work performed in violation of any covenant or restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.

Customer Protection of Property. Customer shall be solely responsible for any pre-existing damages to curbs, walkways, driveways, structures, HVAC, utility lines, pipes, gutters, landscaping, appurtenances, or other real or personal property at the project location during work. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner.

Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida**. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

Jury Trial Waiver. In the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**

Damage Limitation. Customer understands that the services contemplated under this Agreement involve pressure washing and other actions that may cause physical alteration to the site. Customer understands and accepts the risks inherent in the actions used to provide the services and holds Company harmless for any damages resulting from spraying of water or bleach onto areas requested to be cleaned by Customer. Customer also understands and accepts that performance of the work is no guarantee of the removal of stains, mold, mildew or other issues associated with the site and Contractor is in no way liable for any pre-existing conditions that are unable to be cleaned. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits.

Warranties. Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** The sole warranty associated with the work will be issued by Roof-A-Cide US, Inc. or one of its affiliates or subsidiaries. This warranty is not issued by Contractor and any claim under the warranty must be made directly to Roof-A-Cide US, Inc. under the terms of the warranty.

Claims. It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

Acts of God. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.

Customer Delay. The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.

Working Hours. The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

Notification. Customer shall be responsible for notifying its residents of any work performed by Contractor. Customer shall be liable for any delay in work resulting from a resident obstructing or delaying the work.

Construction and Interpretation. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal/Contract," "Statutory Warnings," and "Work Authorization" (if applicable), as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, the order of precedence is Work Authorization (to the extent it exists) followed by these terms and conditions.

Note: Signing this proposal indicates the proposed scope and any sketch outlines above have been reviewed thoroughly. Any additional scope will require an additional cost. This contract may be withdrawn if not accepted in 90 days.

Printed Name _____

Authorized Signature _____

Date _____

EGA PARKING LOT STRIPING &
PRESSURE WASHING, LLC

6437 Tideline dr
Apollo Beach, FL 33572 US
usmc19854@gmail.com



Estimate

ADDRESS
Gabrielle Davis
Castle Group
Waterset Central CDD

ESTIMATE 1120
DATE 12/30/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Soft Washing	Soft Washing of slide tower, exterior, and slides at the club house pool	1	600.00	600.00
	Pressure Washing	Pressure Washing of pavers around slide pool, sitting area, entrance way from building at the club house	22,000	0.085	1,870.00
	Pressure Washing	Pressure Washing of pavers around lap pool at the club house	9,000	0.085	765.00
					0.00
SUBTOTAL					3,235.00
DISCOUNT					-235.00
TAX					0.00
TOTAL					\$3,000.00

Accepted By

Accepted Date



877-511-4379

Gabrielle Leendertz
Waterset Central CDD
7281 Paradiso Dr
Apollo Beach, FL 33572
GDavis@castlegroup.com / 813.677.2114

January 13, 2022

Dear Gabrielle,

Thank you for considering Green Earth Powerwashing Tampa for your cleaning project. Below you will find our proposal for the pressure cleaning of your property.

Scope of Work

Pool pavers and Water Tower:

Green Earth Powerwashing Tampa proposes to clean the pool pavers in the fenced in area of the clubhouse, this includes the two pool areas, the covered open seating areas, and the covered open area leading out of the clubhouse/connecting the pools/seating areas. We will pre-treat the surfaces using a mix of 80% water and 20% chlorine, clean them using a 48" hover pressure cleaner, followed by hand pressure washing, and then rinsing. The water tower surfaces and sides will be pre-treated using a mix of 80% water and 20% chlorine, hand pressure washed, and then rinsed.

While efforts will be made to keep dirt/debris out of the pools, it is impossible to do so when operating at high pressure. Also due to limited access for the truck at the front of the clubhouse, and the design of your pools, it will be impossible to clean the back areas without the pressure hoses crossing the pools. While we do not expect to get a lot of dirt/debris in your pools, it is recommended to have your pool maintenance personnel scheduled to clean your pool(s) incase of some excess dirt.

- Green Earth Powerwashing Tampa will supply and pay for all water used for this cleaning project.
- Green Earth Powerwashing Tampa guarantees that this cleaning process will have no effect on painted surfaces, plants, grass, trees, etc.... located adjacent to the areas being cleaned.
- Green Earth Powerwashing Tampa is a drug-free workplace.
- Green Earth Powerwashing Tampa will use the utmost care to protect people and property with the least inconvenience to the residents and visitors.
- A Green Earth foreman (In a BLACK shirt) will be on site with trained, uniformed staff (In GREEN shirts) throughout the cleaning project.



877-511-4379

Hours of Operation:

Green Earth Powerwashing Tampa will operate within the hours of 8:00am-4:30pm, Monday – Friday.

Insurance:

Green Earth Powerwashing Tampa is fully covered by Workers' Compensation and General Liability Insurance.

Proposed Timeline:

Green Earth Powerwashing Tampa estimates to complete this project in 1 to 1 ½ business days (weather permitting).

Price:

All of the work outlined above will be completed for the sum of \$3,000.00. If this contract is to be signed and project completed in conjunction with the Waterset North CDD, total price will be \$3400.00, saving you \$1300.00.

Payment:

Final payment is due upon completion of the job. A Green Earth manager will do a “walk through” of the property as the job progresses with the property manager to insure there is 100% satisfaction of the completed work.

Payment Schedule:

- 30% deposit due 2 weeks prior to the start of the project.
- Balance due upon completion.

Terms:

Because we always try to be price competitive, our terms are **net** upon receipt of invoice. All payments become past due ten (10) days from invoice date and will have a service charge of 1-1/2% per month (18% per year) added to the original purchase price. Customer is liable for all attorney fees incurred by Green Earth Powerwashing Tampa should it prevail in an action to collect any money due hereunder.

This proposal forms a binding contract when both parties have executed on the signature lines below. Your acceptance to this most valued contract, signed on the original and returned to this office, shall constitute a contract between us.

Accepted by: _____

Date: _____

William T. Thurber

Date: _____

Green Earth Powerwashing Tampa

Tab 8A

Independent Contractor Agreement

WITNESSETH:

WHEREAS, Waterset Central CDD (hereinafter "the District") has entered into this agreement (the "Agreement") with Lew Kiser, Independent Contractor (hereinafter "Contractor"), for the performance of certain Services, the parties agree to the terms as follows:

1. SERVICES

The Services to be provided by Contractor to its participants, customers, or patrons, are as follows: Tennis Instruction for Adult Kids

Groups of Waterset

2. USER FEE FOR CONTRACTOR TO USE DISTRICT FACILITIES [- to be used after adoption of User Fee]

To offset the District's costs for operating and maintaining the [describe the District Facilities to be used by the Contractor] (the "District Facilities") used by the Contractor, the Contractor shall pay to the District a User Fee equal to Ten Percent (10%) of the gross fees collected from Contractor's clients or customers who are using the District's Facilities (the "User Fee"). The Contractor shall remit the User Fee to the District no later than the 10th day following the month in which the District Facilities are used by the Contractor.

3. INDEPENDENT CONTRACTOR RESPONSIBILITIES

Contractor warrants and agrees to ensure that all individuals who are utilized by Independent Contractor in the scope of performance of the Services referenced herein are duly qualified, experienced, and appropriate for such activities. Contractor warrants that it/they have conducted appropriate and reasonable inquiry into the background of any individuals who Contractor will utilize in performance of the Services referenced herein. Contractor will comply will all applicable laws and

statutes with reference to its employment of contracted or volunteer workers, and assumes the responsibility of ensuring any such workers are fit for such activities.

Contractor is responsible for the conduct of any participants, customers, employees, or patrons of their services, and is expected to ensure compliance with District rules regarding use of District property, including prohibitions against the use of profanity or disruptive behavior. The services to be performed under this contract will be performed entirely at Contractor's risk and Contractor assumes all responsibility for their activities in the performance of the services referenced herein, including returning all CDD property and premises to its original condition.

In addition, Contractor agrees to comply with all conditions set forth in Exhibit "A", attached hereto and incorporated herein.

4. TERM OF AGREEMENT

This Agreement is valid from the _____ day of ___, 20_____
_____ to the ___ day of _____, 20_____. [Note: Initial Term to be 30
days, per confer with Bond Counsel] This Agreement will automatically renew for additional thirty
(30) day periods unless terminated by either Party pursuant to Section 5. below.

5. DAMAGE TO DISTRICT PROPERTY

If any damage to District property occurs as a result of this Agreement, the use of the District's facilities by the Contractor, or the use of the District's facilities by Contractor's participants, customers, or patrons, the Contractor shall reimburse the District for the cost of repairing such damages within ten (10) days of such damage occurring.

6. TERMINATION

Either party to this agreement may terminate this agreement without liability, fee or penalty, at any time and without cause, by giving seven (7) days prior written notice. Additionally, if Contractor defaults in the performance of or breaches any of its covenants, agreements or obligations under this Agreement, the District may terminate this agreement without any prior written notice, without penalty.

7. INDEPENDENT CONTRACTOR

Nothing contained in this Agreement or in the relationship of the Contractor and the District shall be deemed to constitute a partnership, joint venture, or any other relationship except for the

independent contractor relationship described in this Agreement. Contractor's authority and right to be on District property is limited solely to performing the Services set forth herein in accordance with the terms of this agreement.

8. INSURANCE REQUIREMENTS

Contractor shall maintain throughout the term of this Agreement the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Contractor without the consent of the District, and subject to the modification of this Agreement.

District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

9. INDEMNIFICATION

Notwithstanding any other provision of this Agreement, Contractor shall indemnify, defend, save and hold the District and its officers, Supervisors, employees, agents, servants, successors, and authorized agents (hereinafter "Indemnified Parties") harmless from any and all suits, actions, legal or administrative proceedings, claims and demands made/asserted/threatened by any third party and all related losses, expenses, damages, costs, actions, property loss, personal injury or death, fines, penalties and liabilities, including reasonable attorneys' fees and expenses incurred by or asserted against the Indemnified Parties in investigation or defense, which arise out of or that are related to or connected with the services being provided by the Contractor which are the subject of this Agreement, including but not limited to: negligence, intentional acts, misrepresentations, nondisclosure, or because of any promise or untrue statement made by Contractor. The obligations of Contractor set forth in this

Indemnification Section shall continue in effect notwithstanding the expiration or termination of this Agreement.

Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitation of liability pursuant to Section 768.28, Florida Statutes.

Further, Contractor shall be solely liable and responsible to its participants, customers, patrons or employees for the resolution of any complaint or claim made against Contractor for failure to perform Services in accordance with the terms of any service agreement between Contractor and any third party.

Further, Contractor shall ensure that each participant review and executes the Waiver, the form of which is attached to this Agreement as Exhibit "B", and that the Waiver forms are provided to the Community Director's office prior to any use of the District's facilities.

10. Waiver of Breach. The waiver by the District of any breach of a provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by the parties.

11. Notices. All notices required or anticipated by this Agreement shall be in writing, addressed to the parties as set forth below, and will be deemed to have been duly given when (a) delivered by hand with a written confirmation of receipt, or (b) when received by the addressee, if sent by a nationally recognized overnight delivery service (receipt requested):

To the District at: Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578
Attn. Jerry Whited, District Manager

With a copy to: Erin Rae McCormick, Esq.
District Counsel
Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 103
Tampa, FL 33609

To the Contractor at:

Ken Kiser
10122 Majestic Palm Circle
104
Riverview FL 33578

12. **Entire Agreement.** This Agreement contains the entire agreement between the parties and supersedes all prior agreements and understandings, oral or written, between the parties, with respect to the subject matter of this Agreement. This Agreement may not be amended orally, but only by an agreement in writing signed by the parties.

13. **Severability.** If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

14. **Governing Law.** This Agreement will be governed by the laws of the State of Florida without regard to conflict of laws principles.

15. **No Assignment.** The rights and obligations of LK under this Agreement are not assignable in whole or in part without the prior written agreement of the District.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written on behalf of:

District: **Waterset Central Community Development District**

By: _____

Name/Title: Amanda King, as Chairman, Board of Supervisors

Independent Contractor: L.E.W Tennis

By: Lew Kiner Owner

Name: Lew Kiner

Title: Owner

EXHIBIT "A"
Waterset Central CDD Development District
CONDITIONS FOR INDEPENDENT CONTRACTOR

1. The Independent Contractor Agreement is for a stipulated amount of time, and is not automatically renewable.

Initial CK

2. Independent Contractor agrees that his/her personal appearance and conduct should be above reproach at all times.

Initial CK

3. Class or classes are to be held as scheduled. ANY SCHEDULE CHANGES MUST BE COMMUNICATED AND/OR APPROVED BY THE COMMUNITY DIRECTOR'S OFFICE in advance. If illness prevents you from teaching your class, please notify the Community Director's Office so that a sign may be posted accordingly, if deemed appropriate by the Community Director. The Independent is responsible for notifying their students individually.

Initial CK

4. Special equipment, tables, chairs, mats, etc. are to be set-up, taken down, and returned to their original places by the Independent. The site of the class and any waiting area is to be left in a clean, orderly condition. Independent Contractors are responsible for any damage or change in the condition of the facility caused by their clientele.

Initial CK

5. No equipment that could potentially cause damage to the grounds, grass, or any landscaping may be used when conducting outdoor classes.

Initial CK

6. Independent Contractors who have children in their classes should ensure that children are never left unattended for any reason. Independent Contractors are to ensure that every child has left the facility prior to leaving.

Initial CK

7. Independent Contractors are responsible for the conduct of their class participants and are expected to ensure compliance with District rules regarding use of District property including prohibitions against the use of profanity or disruptive behavior.

Initial CK

8. Independent Contractors have sole responsibility to pay all federal, state and local taxes, including wage withholding, payroll, unemployment insurance, Social Security, sales and income taxes associated with any compensation the Independent Contractor received as a result of the Independent Contractor Agreement.

Initial CK

9. Advertising, special offers and all promotional materials for all classes must be coordinated and approved through the Community Director's Office.

Initial CK

10. All paperwork, fee collections, registrations, and refunds are to be coordinated by the Independent Contractor..

Initial CK

11. The Conditions above are part of the Independent Contractor Agreement.

Initial CK



UNITED STATES PROFESSIONAL TENNIS ASSOCIATION
ELEVATING THE STANDARDS OF TENNIS-TEACHING PROFESSIONALS

USPTA
UNITED STATES PROFESSIONAL TENNIS ASSOCIATION

[Mr. Lew Kiner](#)[Find A Pro](#)[Member Directory](#)[Pay Dues](#)[Post A Job](#)[Shop](#)[Sign out](#)[ABOUT US](#)[MEMBERSHIP](#)[BECOME A MEMBER](#)[CALENDARS](#)[USPTA-U](#)[CAREER DEVELOPMENT](#)

My Account

Mr. Lew Kiner

[About Me](#)[My Account](#)[My Insurance Products](#)[My Preferences](#)[Members Documents](#)[Join date](#)[Status](#)[Active](#)[Paid through](#)[12/31/2022](#)[Pay My Dues](#)

My Current Billing

[Description](#)[Balance](#)[Renewal Fees](#)[0.00](#)

Continuing Education Requirements

[Requirements Message](#)

You need 4 additional educational credits to meet the CE program requirement.

[Start Date](#)[End Date](#)[Credits Required](#)

Change your password

Current username is LEWBIEK@GMAIL.COM

[Change password and/or username](#)

[My Committees](#)

Safe Play Compliance

Start Date	End Date	Credits Required
01/01/2021	12/31/2023	15



Full Name	Legal Agreement	Safe Sport Training	NCSI Background Check	Safe Play Compliance
---------------------------	---------------------------------	-------------------------------------	---------------------------------------	--------------------------------------

Mr. Lew Kiner	Agreed Thru 04/24/2022	Valid Thru 04/14/2022	Approved Thru 04/29/2022
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My Open Invoices

Pay Invoice	Date	Description	Due Date	Amount	Balance Due
-----------------------------	----------------------	-----------------------------	--------------------------	------------------------	-----------------------------

There are no open invoices at this time.

My Upcoming Events

Date	Event	Location	View registration
----------------------	-----------------------	--------------------------	-----------------------------------

There are no records.

My Recent Transactions

Order Number	Order Date	Type	Amount	Balance
92858.00	1/25/2022	Order	200.00	0.00
9184100	12/10/2021	Order	30.00	0.00

United States Professional Tennis Association

Hereby certifies that

Lew Kiner

has successfully completed all requirements, including an extensive
examination of teaching, playing and business skills, necessary for the rating of

Professional

John R. Embree

Chief Executive Officer



Membership No. 20554

Valid through Dec. 31, 2022

United States Professional Tennis Association, Inc.

Elevating the standards of tennis-teaching professionals and coaches



January 25, 2022

Mr. Lew Kiner
10122 Majestic Palm Cir
Apt 104
Riverview, FL 33578-9436

Dear Lew,

This letter will confirm that, as a certified member of the United States Professional Tennis Association (USPTA), you have liability insurance as outlined below. This USPTA liability policy covers applicants who are being processed, and certified and certain honorary members in the United States, its territories or Canada, and nonmembers who are insured through a certified member's policy.

THE USPTA LIABILITY POLICY INCLUDES \$6 million liability insurance, *while on court*, for bodily injury to others, and for damage to property not in the tennis professional's care, custody or control. It *does not cover* injury to the tennis professional, or damage to his/her property. The accident must have taken place on court, and arisen from the tennis professional's playing, practicing, teaching or officiating in tennis, pickleball, padel, and/or platform tennis.

Policy Number:	SI8ML01641-211
Effective Period:	12/31/2021 - 12/31/2022
For questions or to report an accident, contact:	USPTA World Headquarters 11961 Performance Drive Orlando, FL 32827 Telephone: 407-634-3050 x105

If we may be of further assistance, please do not hesitate to contact us.

Sincerely,

UNITED STATES PROFESSIONAL TENNIS ASSOCIATION, INC.

Susan Ruchti

This coverage is null and void if the member is not a citizen of or does not legally reside and work in the United States, its territories or Canada.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/27/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certification does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ESP Insurance Brokerage, LLC 306 Main Street Worcester MA 01608	CONTACT NAME: Lauren Kachadorian PHONE (A/C, No, Ext): (877) 670-2377 E-MAIL ADDRESS: lauren.kachadorian@espspecialty.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Everest Indemnity Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10851
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COVERAGES **CERTIFICATE NUMBER:** 2021-2022 Master COI **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		SI8ML01641-211	12/31/2021	12/31/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 15,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 OTHER AGG \$ \$2M Per Coach
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			SI8EX01038-211	12/31/2021	12/31/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

USPTA Members are insured for General Liability for playing, teaching or officiating in tennis, pickleball and platform tennis or operating a tennis ball machine for practicing or teaching.

Lew Kiner #20554 Waterset Central CDD, Waterset North CDD, Waterset HOA It's Board of Supervisors and leased Employees is included as additional insured with respect to general liability as required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

Waterset Central CDD
7281 Paradiso Drive

Apollo Beach

FL 33572

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Waterset Central CDD, Waterset North CDD;
Waterset HOA It's Board of Supervisors and leased Employees
7281 Paradiso Drive
Apollo Beach FL 33572

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

Tab 8B

WATERSET Tennis Assn.

Lesson's Prices

Kids/JR's

Group Lessons

\$14 per if signed up for min 4 lessons 45min lessons

Adult (over 18) Group Lessons

\$23 per if signed up for min 4 lessons 1 Hr. lessons

Private/Semi Private

Kids/JR's

½ HR. \$30

1 HR. \$45 (\$10 per addition person)

Adult

½ HR. \$35

1 HR. \$55 (\$10 per addition person)

Tab 8C

WATERSET TENNIS SCHEDULE WINTER 2022

weds:	Morning 10:00 am	-	10:55	Kids
	11:00 am	-	11:55	Adult
	Afternoon 4:00 pm	-	4:55	Kids
	5:00 pm	-	5:55	Adult

Fri :	Morning 10:00 am	-	10:55	Kids
	11:00 am	-	11:55	Adult
	Afternoon 4:00 pm	-	4:55	Kids
	5:00 pm	-	5:55	Adult

More Class options will become available upon request

Tab 9

MINUTES OF MEETING

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

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, January 13, 2022 at 9:00 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Amanda King	Board Supervisor, Chairman
Lynda McMorrow	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also present were:

Jerry Whited	District Manager; Rizzetta & Company
John Toborg	Field Service Manager; Rizzetta & Company <i>(via phone)</i>
Erin McCormick	District Counsel <i>(via phone)</i>
Gabby Leendertz	Castle Management
Gail Huff	Ballenger
Jeff Crane	Sunrise
Willie Ishida	Sunrise
Jay Grimaldi	Sunrise

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

On a motion by Mr. Williams, seconded by Ms. McMorrow, the Board unanimously approved to allow Amanda King to vote and participate as a Board member on the phone calling in to the meeting of Sale for the Waterset Central Community Development District.

THIRD ORDER OF BUSINESS

On a motion by Ms. King, seconded by Mr. Williams, the Board unanimously approved the HVAC Preventative Maintenance Agreement with Payne for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

On a motion by Mr. Williams, seconded by Ms. King, the Board unanimously approved the Series 2018 Bond Arbitrage Rebate Calculation Agreement for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Landscape & Irrigation****i. Presentation of Waterway Inspection Report**

The Board was presented with the Waterway Inspection Report. The Board asked that Solitude be more aggressive with their campaign to eradicate the cattails.

ii. Presentation of Irrigation Report

The Board reviewed the Irrigation Report.

iii. Field Inspection Report

The Board was presented with the Field Inspection Report. A discussion about December landscape maintenance and the state of the landscape maintenance in the community took place.

On a motion by Mr. Williams, seconded by Ms. McMorrow, the Board unanimously approved to appoint Ms. King to work with Field Services, District Management and Sunrise to inspect progress through the end of the Month of January and to decide on the action taken with the January landscape maintenance invoice prior to it's Net 30 due date for the Waterset Central Community Development District.

A. District Counsel

The Board received the District Counsel update from Ms. McCormick who was on the phone.

B. Clubhouse Manager**i. Presentation of Management Report**

The Board received the Clubhouse Manager report. There was a discussion about Girls with Confidence & the Tennis Clinic. The Board directed the community manager to have the Tennis Clinic vendor provide a proposed schedule for use of 1 tennis court and to supply them with the vendor agreement for their review.

On a motion by Mr. Williams, seconded by Ms. King, the Board unanimously approved for Girls with Confidence to use the meeting space with the condition that they enter into the District vendor services agreement subject to 10% district reimbursement from sales with a cleaning clause if necessary for the Waterset Central Community Development District.

C. District Engineer

Not present. No report.

D. District Manager

The Board received the District Management report from Mr. Whited who was in attendance. Mr. Whited informed the Board that the next regular meeting will be on February 10, 2022 at 9:00 a.m.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held on
December 9, 2021**

The Board reviewed the Minutes of the Board of Supervisors meeting held December 09, 2021. There was a revision needed to line 20 to change it to the correct Board member's name.

On a motion by Mr. Williams, seconded by Ms. McMorrow, the Board unanimously approved the Minutes of the Board of Supervisors meeting held December 09, 2021 as revised for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
November 2021**

On a motion by Ms. King, seconded by Mr. Williams, the Board unanimously approved to ratify the Operations and Maintenance expenditures of the District for November 2021 for the Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

On motion by Mr. Williams, seconded by Ms. McMorrow, the Board unanimously approved to appoint Ms. King to approve a waste services vendor before the next meeting for the Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. King, seconded by Mr. Woster, the board unanimously approved to adjourn the meeting at 10:12 a.m. for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 10

Waterset Central Community Development District

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

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

www.watersetcentralcdd.org

Operations and Maintenance Expenditures December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$38,716.22**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aimee Ranee Temple	2206	111421-Temple	Off Duty Patrol 11/14/21	\$ 148.00
Andrew Crosby	2219	112721-Crosby	Off Duty Patrol 11/27/21	\$ 111.00
Ballenger & Company, Inc.	2196	21318	Irrigation Repair 10/21	\$ 150.00
Ballenger & Company, Inc.	2207	21528	Irrigation Maintenance 11/21	\$ 5,481.00
BOCC	ACH20211214-2	7687161866	Summary 11/21	\$ 1,471.98
Cameron Bruce Hill	2227	200	Off Duty Patrol 11/17/21	\$ 111.00
Castle Management, LLC	2197	INS-0921-248	Insurance Reimbursement 09/21	\$ 346.50
Castle Management, LLC	2217	INS-1121-244	Insurance Reimbursement 11/21	\$ 198.00
Castle Management, LLC	2221	MISC-1121-027	Janitorial Service 11/21	\$ 1,164.80
Castle Management, LLC	2197	PREIM11-05-21-279	Payroll Pay Period 10/16/21-10/29/21	\$ 6,628.65
Cory M Copeland	2218	120221-Copeland	Off Duty Patrol 12/02/21	\$ 259.00
Derrick Edwards	2220	120821-Edwards	Rental Deposit Refund	\$ 160.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Erin McCormick Law, PA	2211	10549	General Legal Services 11/21	\$ 3,177.16
FitRev	2198	24398	Service Call - Parts & Assembly 11/21	\$ 979.00
FitRev	2198	24399	Service Call - Parts & Assembly 11/21	\$ 2,084.14
Florida Natural Gas	2223	573083ES	7281 Paradiso Drive Pool Heaters 10/21	\$ 142.20
Frontier	2224	813-741-0603-061118-5 12/21	Fios Internet 12/21	\$ 483.85
Heidt Design, LLC	2212	42441	Engineering Services 11/21	\$ 680.00
Hillsborough County Sheriff's Office	2213	42837	Administrative Fees 10/18/21-10/26/2021	\$ 24.00
Hillsborough County Sheriff's Office	2225	43144	Administrative Fees 11/17/21-11/29/21	\$ 36.00
Janet Clemmensen	2209	112721 - Clemmensen	Rental Deposit Refund	\$ 200.00
Julia Padilla	2215	110221-Padilla	Rental Deposit Refund	\$ 60.00
Maria Espinoza	2222	121121-Espinoza	Rental Cancellation	\$ 400.00
Nvirotect Pest Control Services	2199	249525	Monthly Pest Control #12545 11/21	\$ 185.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nvirotec Pest Control Services	2199	250072	Additional Service - Pest Control 11/21	\$ 135.00
OnSight Industries LLC	2226	006-21-308685-1	Balance Due - Yield Sign 12/21	\$ 701.87
Payne Air Conditioning & Heating Inc	2200	679931	HVAC Repair - Reactor & PCB Board 11/21	\$ 475.00
RB Owens Electric Inc.	2214	20213480	Install (2) Fans 11/21	\$ 300.00
Republic Services	2201	0696-000988872	(1) Waste & (1) Recycle Container Service 12/21	\$ 308.56
Rizzetta & Company, Inc.	2202	INV0000063076	District Management Fees 12/21	\$ 4,688.50
Rizzetta Technology Services	2203	INV0000008218	Email & Website Hosting Services 12/21	\$ 175.00
Skyway Supply, Inc.	2216	52187	Dog Waste Bags 11/21	\$ 141.90
Solitude Lake Management, LLC	2204	PI-A00704339	Monthly Lake & Wetland Service 11/21	\$ 3,497.00
Suncoast Pool Service	2205	7779	Monthly Pool Service 11/21	\$ 1,850.00
TECO	ACH20211214	211019514606 11/21	6350 Camino Dr. - Irrigation 11/21	\$ 19.29
TECO	ACH20211215	211021571990 11/21	7008 Waterline Ct - Irrigation 11/21	\$ 21.61

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	ACH20211214-3	211023029229 10/21	5490 Wayfarer Ave. - Irrigation 10/21	\$ 216.51
TECO	ACH20211214-4	211023029229 11/21	5490 Wayfarer Ave. - Irrigation 11/21	\$ 26.61
TECO	ACH20211216	221008097190 11/21	Phase 5A2-2B - Streetlights 11/21	\$ 794.66
TECO	ACH20211217	Summary Bill 11/21	Summary Bill 11/21	\$ 483.43
Trish Ellis	2210	111921 - Ellis	Rental Deposit Refund	<u>\$ 200.00</u>
Report Total				<u><u>\$ 38,716.22</u></u>

DEPUTY AIMEE TEMPLE 258674

202 STAR SHELL DR
APOLLO BEACH, FL 33572
813-778-2086

INVOICE

DATE: 11/14/2021

TO:

Waterset Central CDD

COMMENTS OR SPECIAL INSTRUCTIONS:

DURING MY PATROL OF WATERSET, I DID NOT OBSERVE ANY CRIMINAL OR SUSPICIOUS ACTIVITY. I
PATROLLED DURING THE HOURS OF 6PM-10PM.

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
4 HOURS	SECURITY / PATROL	\$37/HOUR	\$148

Date Rec'd Rizzetta & Co., Inc. 11/22/21

D/M approval JW Date 11-30-21

Date entered 11/24/21

Fund 001 GL 52900 OC 3307

Check # _____

SUBTOTAL **\$148**

SALES TAX

SHIPPING & HANDLING

TOTAL DUE **\$148**

Make all checks payable to Company Name

If you have any questions concerning this invoice, contact Name, Phone, Email

THANK YOU FOR YOUR BUSINESS!

INVOICE



12/07/2021

**INVOICE NO
222**

Andrew Crosby
3522 W Shell Point Rd Apt. B
Ruskin, FL 33570
813-247-0455
acrosby@teamhcsso.com

Waterset Central CDD

7281 Paradiso Drive
Apollo Beach, FL 33572
813-677-2114
watersetmanager@castlegroup.com

SHERIFF	OFF-DUTY	PAYMENT TERMS	12/07/2021
----------------	-----------------	----------------------	-------------------

Due on Receipt

PERSON	DESCRIPTION	PRICE	TOTAL
Andrew Crosby	Dates worked: 11/27/2021 (6-9P)	\$37.00 (3 hours)	\$111.00

Date Rec'd Rizzetta & Co., Inc. 12/08/21
D/M approval JW Date 12-14-21
Date entered 12/10/21
Fund 001 GL 52900 OC 3307
Check # _____

Subtotal	111.00
Sales Tax	0
Total	111.0

Ballenger & Co., Inc
3840 68th Ave N
Pinellas Park, FL 33781 US
accounting@ballengerirrigation.com

INVOICE

BILL TO
Waterset Central CDD
9428 Camden Field Parkway
Riverview,, FL 33578

INVOICE 21318
DATE 11/22/2021
TERMS Net 30
DUE DATE 12/22/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/13/2021	Irrigation repairs	Waterset Central Amenity ADM99 replacement and reprograming (Part sent for warranty disposition)	1	150.00	150.00

BALANCE DUE \$150.00

Date Rec'd Rizzetta & Co., Inc. 11/22/21
D/M approval JW Date 11-30-21
Date entered 11/24/21
Fund 001 GL 53900 OC 4611
Check # _____

Ballenger & Co., Inc
3840 68th Ave N
Pinellas Park, FL 33781 US
accounting@ballengerirrigation.com

INVOICE

BILL TO

Waterset Central CDD
9428 Camden Field Parkway
Riverview, FL 33578

INVOICE

21528

DATE

11/26/2021

TERMS

Net 30

DUE DATE

12/26/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Maintenance	Maintenance November	1	5,481.00	5,481.00

BALANCE DUE

\$5,481.00

Date Rec'd Rizzetta & Co., Inc. 11/29/21

D/M approval JW Date 12-06-21

Date entered 12/02/21

Fund 001 GL 53900 OC 4611

Check #



Hillsborough
County Florida

M-Page 1 of 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021



Date Rec'd Rizzetta & Co., Inc. 12/06/21
 D/M approval JW Date 12-14-21
 Date entered 12/10/21
 Fund 001 GL 53600 OC 4301 \$751.15
 Check # 4310 \$720.83

Summary of Account Charges

Previous Balance	\$1,435.20
Net Payments - Thank You	\$-1,435.20
Total Account Charges	\$1,471.98
AMOUNT DUE	\$1,471.98

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **7687161865**

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



WATERSET CENTRAL CDD
 3434 COLWELL AVE., STE 200
 TAMPA FL 33614-8390

8,058 8

DUE DATE	12/21/2021
AMOUNT DUE	\$1,471.98
AMOUNT PAID	

0076871618658

00001471986



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 6116 SEA AIR DR

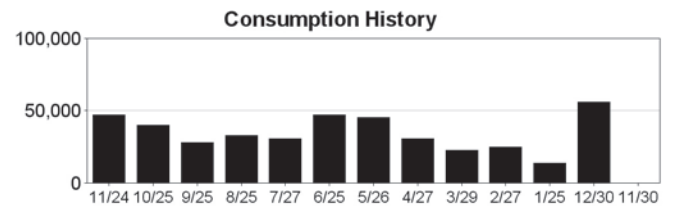
M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	10/25/2021	5446	11/24/2021	5916	47000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$13.41

Total Service Address Charges \$13.41



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

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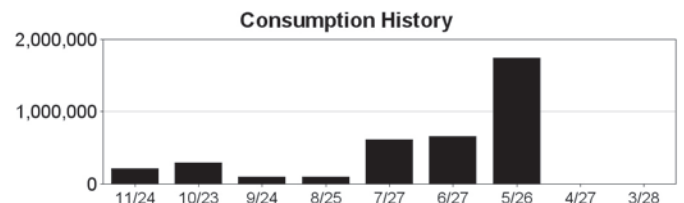
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	10/23/2021	35067	11/24/2021	37172	210500 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$34.39

Total Service Address Charges \$34.39

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 5910 COVINGTON GARDEN DR

M-Page 3 of 12

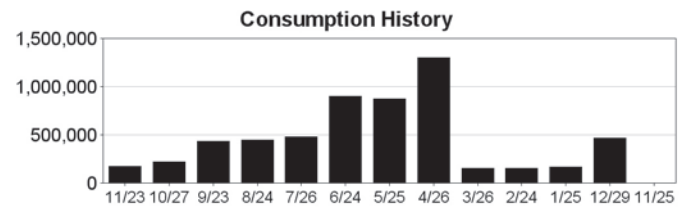
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	10/27/2021	149125	11/23/2021	150861	173600 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$35.47

Total Service Address Charges \$35.47

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7533 PARADISO DR-RECLAIM

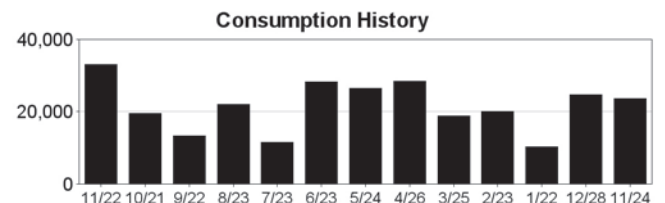
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	10/21/2021	3857	11/22/2021	4187	33000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$11.12

Total Service Address Charges \$11.12





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7301 PARADISO DR

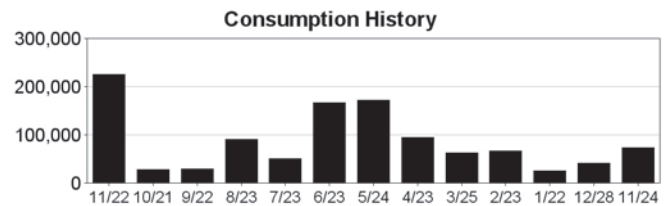
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	10/21/2021	33036	11/22/2021	35295	225900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$36.55

Total Service Address Charges \$36.55



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7281 PARADISO AVE

M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	10/22/2021	16200	11/23/2021	16560	36000 GAL	ACTUAL	WATER
54230101	10/22/2021	11602	11/23/2021	11978	37600 GAL	ACTUAL	WATER
60998080	10/27/2021	103984	11/23/2021	105680	169600 GAL	ESTIMATED	RECLAIM

Service Address Charges

Customer Service Charge \$4.98

Purchase Water Pass-Thru \$222.27

Water Base Charge \$44.86

Water Usage Charge \$154.76

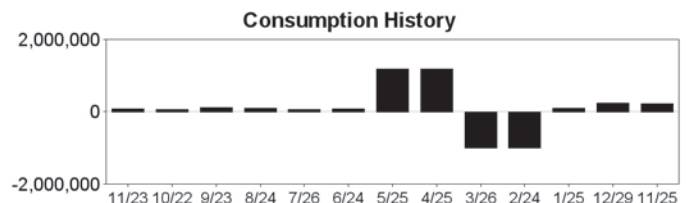
Sewer Base Charge \$83.70

Sewer Usage Charge \$202.66

Reclaimed Water Charge \$28.66

Total Service Address Charges \$741.89

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7030 RESERVOIR CT-RECLAIM

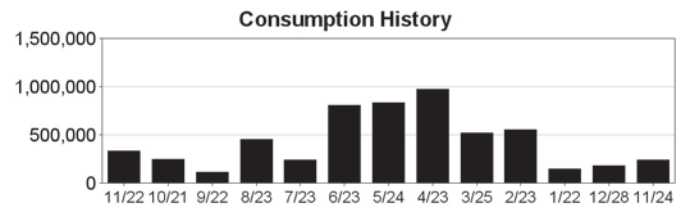
M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111733	10/21/2021	95582	11/22/2021	98901	331900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$62.61

Total Service Address Charges \$62.61



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

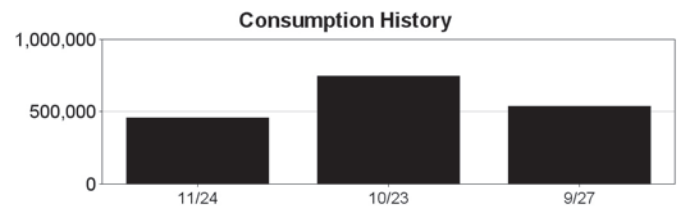
M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	10/23/2021	17162	11/24/2021	21751	458900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$114.28

Total Service Address Charges \$114.28





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7054 RESERVOIR CT-RECLAIM

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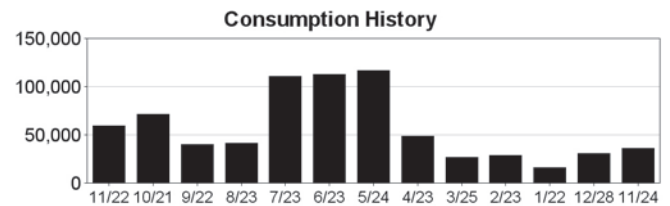
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	10/21/2021	22762	11/22/2021	23355	59300 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$13.22

Total Service Address Charges \$13.22

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

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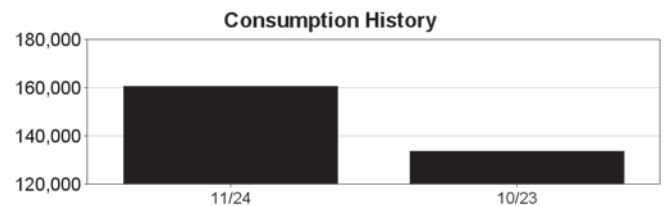
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11675756	10/23/2021	1370	11/24/2021	2975	160500 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$86.89

Total Service Address Charges \$86.89

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

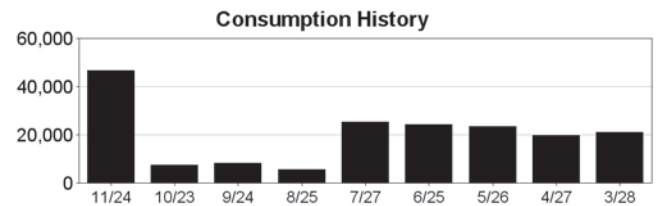
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	10/23/2021	1352	11/24/2021	1819	46700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$21.48

Total Service Address Charges \$21.48



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 5521 SILVER SUN DR

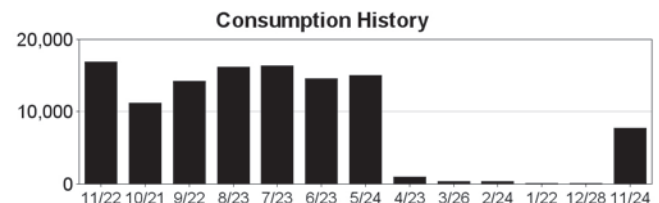
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	10/21/2021	3486	11/22/2021	3655	16900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.48

Total Service Address Charges \$7.48





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907326	10/18/2021	915	11/24/2021	3082	216700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$128.76

Total Service Address Charges \$128.76



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

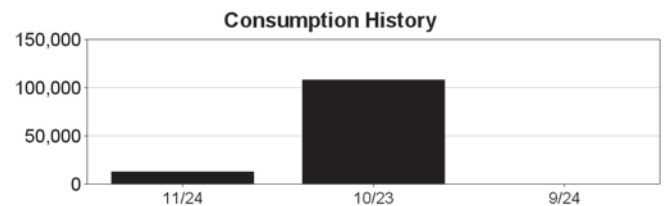
M-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11321094	10/23/2021	1081	11/24/2021	1210	12900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.73

Total Service Address Charges \$6.73





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

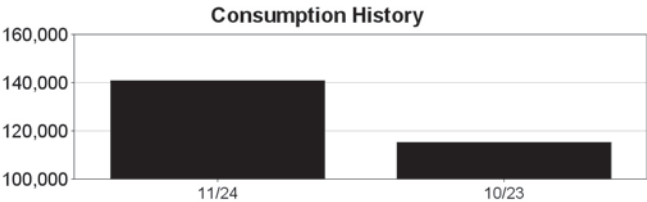
Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907327	10/23/2021	1256	11/24/2021	2663	140700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$68.22
Total Service Address Charges	\$68.22



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

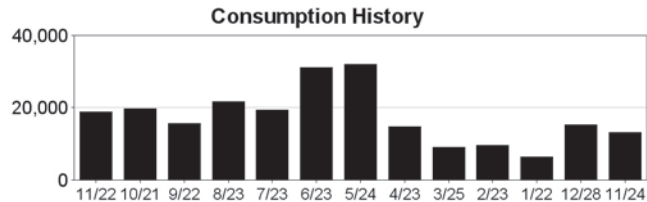
Service Address: 7306 GOLDEN SKY CT

M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	10/21/2021	5890	11/22/2021	6079	18900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.79
Total Service Address Charges	\$7.79





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7020 SAGUARO WAY-RECLAIM

M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	10/21/2021	6699	11/22/2021	6889	19000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.58

Total Service Address Charges \$7.58



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 6112 SEA AIR DR

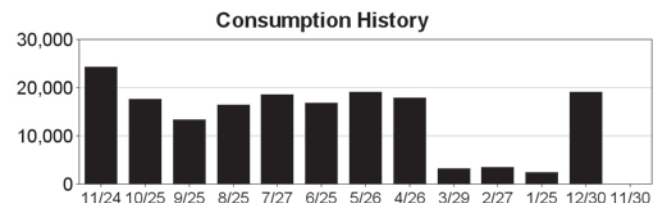
M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	10/25/2021	2302	11/24/2021	2545	24300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.25

Total Service Address Charges \$9.25





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

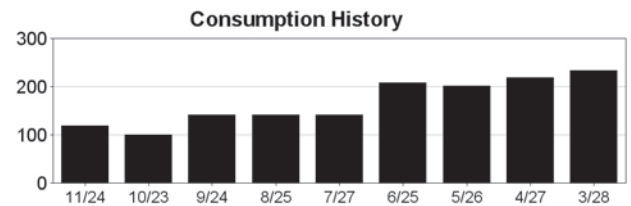
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	10/23/2021	1389	11/24/2021	1508	119 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$4.94

Total Service Address Charges \$4.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

Service Address: 7310 BETEL PALM CT

M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	10/22/2021	4181	11/23/2021	4237	5600 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge \$4.98

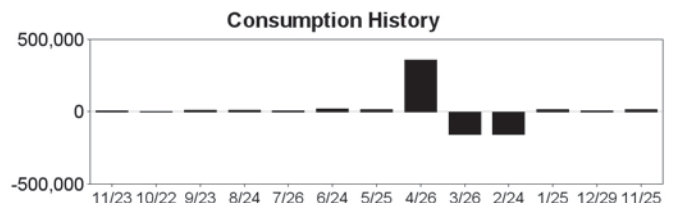
Purchase Water Pass-Thru \$16.91

Water Base Charge \$10.36

Water Usage Charge \$5.67

Total Service Address Charges \$37.92

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	11/30/2021	12/21/2021

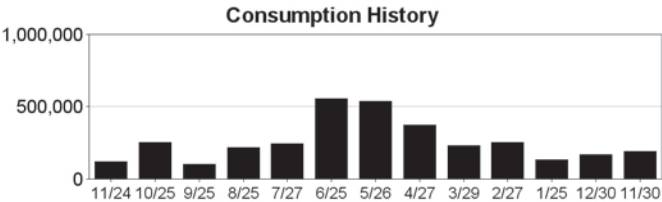
Service Address: 6060 MILESTONE DR

M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	10/25/2021	109781	11/24/2021	111001	122000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$22.00
Total Service Address Charges	\$22.00



INVOICE



11/17/2021

INVOICE NO
200

Cameron Hill
26605 Castlevue Way
Wesley Chapel, FL 33544
813-318-5400
cbhill@teamhcsoco.com

Waterset Central CDD

7281 Paradiso Drive
Apollo Beach, FL 33572
813-677-2114
watersetmanager@castlegroup.com

SHERIFF	OFF-DUTY	PAYMENT TERMS	11/20/2021
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Due on Receipt

PERSON	DESCRIPTION	PRICE	TOTAL
Cameron Hill	Dates worked: 11/17/2021 (6-9P)	\$37.00 (3 hours)	\$111.00

Date Rec'd Rizzetta & Co., Inc. 12/22/21
D/M approval JW Date 12-27-2021
Date entered 12/23/21
Fund 001 GL 52900OC 3307
Check # _____

Subtotal	111.00
Sales Tax	0
Total	111.0



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

Document No:INS-0921-248
Document Date:09/30/2021

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$346.50

Date	Description	Amount
09/30/2021	Insurance Reimbursement Caley Chevalier, Ann ADMINA	\$247.50
09/30/2021	Insurance Reimbursement Mallard, Scott MAINT	\$99.00

Report Totals

Billing: \$346.50
Total Sales Tax: \$0.00
Balance Due: **\$346.50**

Date Rec'd Rizzetta & Co., Inc. 10/13/21
D/M approval ju Date 10-19-21
Date entered 10/14/21
Fund 001 GL 57200 OC 3305
Check # _____



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

Document No:INS-1121-244
Document Date:11/30/2021

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$198.00

Date	Description	Amount
11/30/2021	Insurance Reimbursement Caley Chevalier, Ann ASTPM	\$99.00
11/30/2021	Insurance Reimbursement Mallard, Scott MAINT	\$99.00

Report Totals

Billing: \$198.00
Total Sales Tax: \$0.00
Balance Due: **\$198.00**

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

D/M approval JW Date 12-14-21

Date entered 12/10/21

Fund 001 GL 57200 OC 3305

Check # _____



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

Document No: MISC-1121-027
Document Date: 11/30/2021

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$1,164.80

Date	Description	Amount
11/16/2021	Misc Income New Life Cleaning Service	\$1,164.80

Report Totals

Billing: \$1,164.80

Total Sales Tax: \$0.00

Balance Due: \$1,164.80

Date Rec'd Rizzetta & Co., Inc. 12/17/21

D/M approval JW Date 12-20-2021

Date entered 12/17/21

Fund 001 GL 57200 OC 3305

Check #

New Life Cleaning Service LLC
9413066613

5035 jody ave
North port, Florida
34288
United States

Billed To
Gabriela
Waterset

Date of Issue
11/01/2021

Due Date
11/01/2021

Invoice Number
0000627

Amount Due (USD)
\$1,164.80

Description	Rate	Qty	Line Total
November)(CDD Central)	\$1,164.80	1	\$1,164.80
Subtotal			1,164.80
Tax			0.00
Total			1,164.80
Amount Paid			0.00
Amount Due (USD)			\$1,164.80



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

Document No:PREIM11-05-21-279
Document Date:11/05/2021
Date Printed:11/16/2021

Association: Waterset Central Community Development District Facilities Manag

Pay Period: 10/16/2021 - 10/29/2021

Total Due: \$6,628.65

Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Schenk, Sarah ADMINA	OT	1.50	\$32.63	36.00%	\$44.37
Schenk, Sarah ADMINA	REG	78.25	\$1,134.63	36.00%	\$1,543.09
Caley Chevalier, Ann ASTPM	REG	32.00	\$615.36	26.00%	\$775.35
Ivey, James MAINT	OT2	1.75	\$39.38	36.00%	\$53.55
Ivey, James MAINT	REG2	30.95	\$464.25	36.00%	\$631.38
Mallard, Scott MAINT	REG	15.50	\$248.00	36.00%	\$337.28
Rodriguez, Alberto MAINT	REG	71.50	\$1,072.50	36.00%	\$1,458.60
Edwards, Samuel POOLA	REG	8.00	\$88.00	36.00%	\$119.68
Watson, Christian POOLA	REG	43.50	\$456.75	36.00%	\$621.18
Watson, Christian POOLA	OT	4.25	\$66.94	36.00%	\$91.04
Davis, Gabrielle H. PRMGR	REG	16.00	\$638.40	26.00%	\$804.38
Kanafani, Banan SERVER	OT	1.00	\$18.75	36.00%	\$25.50
Kanafani, Banan SERVER	REG	7.25	\$90.63	36.00%	\$123.25

Report Totals

Date Rec'd Rizzetta & Co., Inc. 11/19/21

D/M approval JW Date 11-22-21

Date entered 11/19/21

Fund 001 GL 57200 OC 3305

Check # _____

Billing:

\$6,628.65

Total Sales Tax:

\$0.00

Balance Due:

\$6,628.65

HILLSBOROUGH COUNTY SHERIFF'S OFFICE

2008 East 8th Avenue | Tampa, FL 33570 | (813) 247-8000

INVOICE

Pay to:

Cory M Copeland
528 Vista Ridge Dr
Ruskin, FL 33570
(813) 434-0436

Bill To: Waterset Central CDD

Attention: Gabrielle Davis

7281 Paradiso Dr, Apollo Beach, FL 33572

(813) 677-2114

gdavis@castlegroup.com

Date: 12/02/2021

Job: Waterset Community Clubhouse

Job Description: Location Security

Job Location: 7281 Paradiso Dr, Apollo Beach, FL 33572

Invoice Number: 002

Date	Description	Hours	Rate	Cost
12/02/2021	6:00pm - 9:00pm	3	\$37.00	\$111.00
12/02/2021	10:00pm - 2:00am	4	\$37.00	\$148.00
Total due:				\$259.00

Regards,

Deputy Cory Copeland ABN: 244823

Hillsborough County Sheriff's Office

ccopeland@teamhcsso.com

Date Rec'd Rizzetta & Co., Inc. 12/03/21

D/M approval JW Date 12-14-21

Date entered 12/10/21

Fund 001 GL 52900 OC 3307

Check #

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 12/08/2021

Amount: \$160.00

Event Date: 10/16/2021

Payable to: Pamela Edwards (Derrick Edwards)

Address: 7207 Meeting House Lane
Apollo Beach, Fl 33572

Description: Refund Deposit Request

Requestor: Sarah Schenk

Special Instructions:

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

D/M approval JW Date 12-14-21

Date entered 12/10/21

Fund 001 GL 20205 OC _____

Check # _____

Approved by:

Sarah Schenk



Erin McCormick | Law, PA

Erin McCormick, Esq.

Waterset Central Community Development District

3434 Colwell Avenue
Suite 200

Tampa, FL 33614

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

lspock@rizzetta.com

Invoice Date	Invoice Number
11/30/2021	10549
Terms	Service Through
	11/30/2021

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
11/01/2021	Erin R McCormick	Review of email from Jerry Whited regarding stormwater needs analysis and respond; prepare email to Tim Plate, Jerry Whited and Amanda King regarding above;	0.50	\$ 195.00
11/10/2021	Erin R McCormick	Prepare for Board of Supervisors meeting;	1.00	\$ 390.00
11/11/2021	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	2.50	\$ 975.00
11/12/2021	Erin R McCormick	Review of emails from Jerry Whited regarding License Agreement for pool construction and respond;	0.30	\$ 117.00
11/16/2021	Erin R McCormick	Review of emails from Jerry Whited and Amanda King regarding License Agreement for Ruth Bobeczko; email to Jerry Whited regarding above; revise Agreement and transmit to Jerry Whited;	0.60	\$ 234.00
11/18/2021	Erin R McCormick	Revise License Agreement for Ruth Bobeczko; prepare email to Jerry Whited and transmit revised License Agreement	0.30	\$ 117.00
11/19/2021	Erin R McCormick	Receive executed District Facilities Management Agreement; review of email from Jerry Whited regarding follow up items from Board meeting and respond; prepare email to Jerry Whited regarding needs for Agreement with Castle - effective date, witnesses, calendar renewal; obtain form for Stormwater Needs analysis report from the Div of Demographic and Economic Research and review of same; prepare email to Amanda King and Tim Plate and transmit Template for Stormwater Needs Analysis;	1.70	\$ 663.00
11/22/2021	Erin R McCormick	Review of emails from Jerry Whited and Amanda King regarding stormwater facilities needs analysis	0.20	\$ 78.00
11/22/2021	Erin R McCormick	Prepare Landscape Maintenance Agreement with Sunrise; review of emails from John Toborg regarding above;	1.00	\$ 390.00

3314 Henderson Boulevard | Suite 103 | Tampa, FL 33609

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

Waterset Central Community Development District

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

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

lsrock@rizzetta.com

Invoice Date	Invoice Number
11/30/2021	10549
Terms	Service Through
	11/30/2021

11/25/2021	Erin R McCormick	Review tentative agenda for December Board meeting [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
------------	---------------------	---	------	---------

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
11/11/2021	Erin R McCormick	Travel to and from Board meeting	\$ 18.16

Date Rec'd Rizzetta & Co., Inc. 11/30/21
D/M approval JW Date 12-06-21
Date entered 12/02/21
Fund 001 GL 51400 OC 3107
Check # _____

Total Hours	8.20 hrs
Total Work	\$ 3,159.00
Total Expenses	\$ 18.16
Total Invoice Amount	\$ 3,177.16
Previous Balance	\$ 2,904.16
11/5/2021 Payment - Check Split Payment	(\$2,904.16)
Balance (Amount Due)	\$ 3,177.16



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

Invoice

Date	Invoice #
11/15/2021	24398

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 Sarah Schenk 7281 Paradiso Drive Waterset Central CDD Apollo Beach, FL 33572

P.O. No.	Terms	Rep
SO 22157	Net 30	NS

Item	Description	Qty	Rate	Amount
Parts	RECOR SMITH MACHINE		800.00	800.00T
Labor	BAR WELDMENT ASSEMBLY		72.00	144.00
Freight Sales (INV)	Labor	2	35.00	35.00
	Freight Charges are subject to change			
Date Rec'd Rizzetta & Co., Inc. 11/16/21 D/M approval <u>JW</u> Date 11-22-21 Date entered 11/17/21 Fund 001 GL 57200 OC 4614 Check # _____				

		Subtotal	\$979.00
		Sales Tax (0.0%)	\$0.00
		Total	\$979.00
		Payments/Credits	\$0.00
		Balance Due	\$979.00

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 #
11/15/2021	24399

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 Sarah Schenk 7281 Paradiso Drive Waterset Central CDD Apollo Beach, FL 33572

P.O. No.	Terms	Rep
SO 22157	Net 30	NS

Item	Description	Qty	Rate	Amount
Parts	CONCEPT 2 ROWER SN# 0430180-2712-430642622	1	245.00	245.00T
Parts	P 5 CONSOLE	1		
Parts	PRECOR RBK SN# AKCEE17180001	1	128.99	128.99T
Parts	CRANK ASSMBLY (300528101)	1	127.50	127.50T
Parts	RIGHT CRANK ARM (300525106)	1	127.50	127.50T
Parts	LEFT CRANK ARM (300525105)	2	318.08	636.16T
Parts	PRECOR FTS GLIDE SN# ANCDC09180092	1	261.21	261.21T
Parts	SLIDER GUIDES (AP041720901)	1		
Parts	PULL UP BAR (AP041715181)	1	84.32	84.32T
Parts	PRECOR AB BACK MACHINE	4	72.00	288.00
Parts	AB STRAP (CWR283000101)		185.46	185.46
Labor	Labor			
Freight Sales (INV)	Freight Charges are subject to change *** (first bill was \$122.16, second bill was for 16.37)*** (*\$46.93)*			
Date Rec'd Rizzetta & Co., Inc. 11/16/21				
D/M approval <i>JW</i> Date 11-22-21				
Date entered 11/17/21				

Fund 001 GL 57200 OC 4614	Subtotal	\$2,084.14
Check #	Sales Tax (0.0%)	\$0.00

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.

Total	\$2,084.14
Payments/Credits	\$0.00
Balance Due	\$2,084.14



P.O. Box 78760
Atlanta, GA 30357-2760

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

Invoice

Waterset Central CDD
Accounts Payable
3434 Colwell Ave
Unit 200
Tampa, FL 33544-0000

Billing Group #:	39057
Invoice Date:	December 14, 2021
Invoice #:	573083ES
Due Date:	January 06, 2022
Current Charges:	\$142.20
Last Payment:	\$40.58
Payment Date:	November 29, 2021
Prior Balance Due:	\$0.00
Total Amount Due:	\$142.20

Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	09/30/21 - 10/28/21	168.70	\$118.26
Fuel	09/30/21 - 10/28/21	4.65	\$3.26
Commodity Charges Sub Total:		173.35	\$121.52
Transportation			\$14.73
Transportation Charges Sub Total:			\$14.73
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$142.20
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$142.20

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39057
Invoice Date:	December 14, 2021
Invoice #:	573083ES
Due Date:	January 06, 2022
Current Charges:	\$142.20
Last Payment:	\$40.58
Payment Date:	November 29, 2021
Prior Balance Due:	\$0.00
Total Amount Due:	\$142.20
Amount Paid:	

Customer Information	
Waterset Central CDD	
Accounts Payable	
3434 Colwell Ave	
Unit 200	
Tampa, FL 33544-0000	

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

If you are interested in setting up ACH payments with Florida Natural Gas, please contact our Customer Care team at 877.436.4427 for additional information.

Date Rec'd Rizzetta & Co., Inc. 12/15/21
D/M approval JW Date 12-20-2021
Date entered 12/17/21
Fund 001 GL 53200 OC 4304
Check # _____

Mail Payment To:

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



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

Page 2 of 2

Invoice #: 573083ES

Account Detail

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

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	09/30/21 - 10/28/21	168.70	\$0.7010	\$118.26
Fuel	09/30/21 - 10/28/21	4.65	\$0.7010	\$3.26
Totals:		173.35		\$121.52

Transportation Charges				
Description		Units	Price	Cost
Transportation		168.70	\$0.0873	\$14.73
Totals:				\$14.73

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

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

Total Account Charges: \$142.20



WATERSET CENTRAL CDD
Your Monthly Invoice

Page 1 of 5

Date Rec'd Rizzetta & Co., Inc. 12/17/21
D/M approval JW Date 12-20-2021
Date entered 12/17/21
Fund 001 GL 57200 OC 4702
Check # _____

Account Summary

New Charges Due Date **1/07/22**
Billing Date 12/14/21
Account Number 813-741-0603-061118-5
PIN
Previous Balance 483.79
Payments Received Thru 12/01/21 -483.79
Thank you for your payment!
Balance Forward .00
New Charges 483.85
Total Amount Due \$483.85

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- Your custom signature on outgoing texts

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Manage Your Account

To Pay Your Bill

- Online:** Frontier.com 1.800.801.6652
- By mail**

To Contact Us

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

11



P.O. Box 709, South Windsor, CT 06074-9998

----- manifest line -----



WATERSET CENTRAL CDD
3434 COLWELL AVE
STE 200
TAMPA, FL 33614

PAYMENT STUB

Total Amount Due \$483.85

New Charges Due Date 1/07/22
Account Number 813-741-0603-061118-5
Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$.

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



511009813741060306111800000000000000000000483855

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businessguide.frontier.com



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

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. 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. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. 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.

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You must pay all basic local service charges to avoid basic 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.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

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**CURRENT BILLING SUMMARY**

Local Service from 12/14/21 to 01/13/22

Qty Description	813/741-0603.0	Charge
Basic Charges		
2 OneVoice Nationwide		59.98
2 OneVoice Access Line		
3 Multi-Line Federal Subscriber Line Charge		26.19
3 Access Recovery Charge Multi-Line Business		9.96
Carrier Cost Recovery Surcharge		5.99
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		10.53
FL State Communications Services Tax		5.71
County Communications Services Tax		5.58
FCA Long Distance - Federal USF Surcharge		1.74
FL State Gross Receipts Tax		1.64
3 Hillsborough County 911 Surcharge		1.20
Federal Excise Tax		1.14
3 FL Telecommunications Relay Service		.30
FL State Gross Receipts Tax		.18
Total Basic Charges		131.89
Non Basic Charges		
FiberOptic Internet 300 Dynamic IP w/ OneVoice		130.00
\$24.98 Discount through 05/13/22		
Business FiberOptic 300/300M Dynamic IP		
OneVoice Access Line		
3 Federal Primary Carrier Multi Line Charge		17.97
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		5.22
FL State Communications Services Tax		2.62
County Communications Services Tax		2.55
Federal Excise Tax		.90
FL State Gross Receipts Tax		.71
FL State Gross Receipts Tax		.04
Total Non Basic Charges		166.00
Video		
5 TV Standard Set-Top Box		55.00
FiberOptic TV - Business Preferred Public		99.99
Sports/Broadcast TV Fee		14.99
FL Video Communications Service Tax		5.66
County Video Communications Services Tax		5.52
FL State Sales Tax		3.30
County Sales Tax		.83
FL State Gross Receipts Tax - Video		.36
FL State Gross Receipts Tax		.17
FCC Regulatory Recovery Fee		.08
Total Video		185.90
Toll/Other		
2 OneVoice Long Distance Inter		.00
Frontier Com of America -Detailed Below		.05
FCA Long Distance - Federal USF Surcharge		.01
Total Toll/Other		.06

TOTAL 483.85**** ACCOUNT ACTIVITY ****

Qty Description	Order Number Effective Dates	
1 Business High Speed Internet Fee	AUTOCH 12/14	5.99
813/741-0603	Subtotal	5.99
	Subtotal	5.99

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 \$191.95 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.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

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



**Detail of Frontier Charges****Toll charged to 813/741-0603**

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 1	NOV 15	9:10A	2.0	DD	LAKELAND FL (863)393-8315	.00 U
E 2	NOV 15	12:28P	2.0	DD	SARASOTA FL (941)203-0611	.00 U
E 3	NOV 17	9:07A	1.0	DD	BRADENTON FL (941)224-6472	.00 U
E 4	NOV 23	4:03P	2.0	DD	SARASOTA FL (941)355-0035	.00 U
813/741-0603						Subtotal .00

Detail of Frontier Charges**Toll charged to 813/741-0604**

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 5	NOV 18	12:12P	1.0	DD	BRADENTON FL (941)757-7461	.00 U
E 6	DEC 04	12:42P	1.0	DD	SARASOTA FL (941)404-8766	.00 U
813/741-0604						Subtotal .00

Detail of Frontier Com of America Charges**Toll charged to 813/677-2114**

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 7	NOV 19	10:00A	4.0	DD	BRADENTON FL (941)737-2414	.00 U
813/677-2114						Subtotal .00

Detail of Frontier Com of America Charges**Toll charged to 813/741-0603**

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	NOV 29	1:31P	1.0	DD	OTTAWAHULL ON (613)820-1959	.05
E 8	NOV 15	10:42A	2.0	DD	ORLANDO FL (407)717-5407	.00 U
E 9	NOV 17	10:43A	1.0	DD	GAINESVL FL (352)672-0921	.00 U
E 10	NOV 18	2:49P	6.0	DD	NEWPORTBCH CA (949)500-7219	.00 U
E 11	NOV 18	2:56P	1.0	DD	MT CLEMENS MI (586)854-5329	.00 U
E 12	NOV 18	3:08P	1.0	DD	CLEVELAND TN (423)244-8281	.00 U
E 13	NOV 19	8:42A	4.0	DD	FITCHBURG MA (978)855-0329	.00 U
E 14	NOV 19	11:21A	2.0	DD	PHOENIX AZ (480)240-9220	.00 U
E 15	NOV 19	12:08P	1.0	DD	CLEVELAND TN (423)244-8281	.00 U
E 16	NOV 22	3:38P	1.0	DD	LOUISVILLE KY (502)407-2658	.00 U
E 17	NOV 23	10:43A	1.0	DD	MT CLEMENS MI (586)854-5329	.00 U
E 18	NOV 23	3:57P	2.0	DD	STONYBROOK NY (631)371-1271	.00 U
E 19	NOV 30	10:07A	1.0	DD	CHICAGO IL (312)882-2544	.00 U
E 20	NOV 30	3:30P	3.0	DD	CLEVELAND OH (216)956-5235	.00 U
E 21	DEC 01	8:02A	1.0	DD	NORFOLK VA (757)373-8803	.00 U
E 22	DEC 01	12:30P	1.0	DD	INDIANAPLS IN (317)414-2288	.00 U
E 23	DEC 06	11:56A	9.0	DD	JACKSONVL FL (904)480-5767	.00 U
E 24	DEC 06	10:26A	3.0	DD	NEWPORTBCH CA (949)500-7219	.00 U
813/741-0603						Subtotal .05

Detail of Frontier Com of America Charges**Toll charged to 813/741-0604**

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 25	NOV 19	12:10P	1.0	DD	MT CLEMENS MI (586)854-5329	.00 U
E 26	NOV 23	1:51P	1.0	DD	KEYS FL (305)797-6385	.00 U
E 27	NOV 30	1:15P	1.0	DD	DETROITZN5 MI (313)702-2300	.00 U
E 28	DEC 03	3:18P	2.0	DD	ORLANDO FL (407)590-0664	.00 U
E 29	DEC 06	11:55A	2.0	DD	ATLANTA GA (404)709-1770	.00 U
E 30	DEC 07	9:58A	2.0	DD	JACKSONVL FL (904)304-7805	.00 U
E 31	DEC 07	12:52P	3.0	DD	FT MADISON IA (319)470-4026	.00 U
E 32	DEC 07	1:46P	2.0	DD	JACKSONVL FL (904)304-7805	.00 U
813/741-0604						Subtotal .00

Legend Call Types:

DD - Day



Caller Summary Report

	Calls	Minutes	Amount
813/677-2114	1	4	.00
Main Number	22	48	.05
813/741-0604	10	16	.00
***Customer Summary	33	68	.05

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	7	13	.00
Interstate	18	35	.00
Intrastate	7	19	.00
International	1	1	.05
***Customer Summary	33	68	.05





HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Invoice

Attention:
Waterset Central CDD
Joe Roethke
c/o Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578

Invoice Number: 42441
Invoice Date: November 30, 2021
Month Ending: November 30, 2021
Project Manager: PLATE, TIMOTHY M.
Project Number: CDD WA 1002

Project Name: Waterset Central CDD Capital Improvements

		Hours	Rate	Amount
Project Manager II	Phase 4 South Certification Review and Response to Erin	1.00	170.00	\$170.00
Project Manager II	Phase 4 South Ownership Transfer - DE Cert., Exhibits	2.00	170.00	\$340.00
Project Manager II	Phase 4 South Pond and Common Area Dedication - Emails to Erin, Jessica, Amanda	1.00	170.00	\$170.00
Total Professional Services		4.00		\$680.00

Invoice Total \$680.00

Date Rec'd Rizzetta & Co., Inc. 12/02/21
D/M approval *JW* Date 12-06-21
Date entered 12/02/21
Fund 001 GL 51300 OC 3103
Check #

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact Megan Russell-Bean if you should have a question concerning this invoice.



Hillsborough County Sheriff's Office Invoice/Statement of Account

Off Duty Events (813) 247-8632 Email: OffDutyAccts@heso.tampa.fl.us

RECEIVED
NOV 23 2021

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

BY:
Page: 1 OF 1
Statement Number: 42837
Account Number: 261858
Date: 10/31/2021

Billing Address: Waterset Central Central Community
Development District
9428 Camden Field Parkway
Riverview FL 33578

Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Smith Javere M	351442	001	07/21/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Jorden Donald F	351703	001	07/27/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Duron Steven M	352304	001	08/01/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Dillmore William P	352305	001	08/04/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Copeland Cory M	352306	001	08/08/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Merry Jeffery E, Jr	353028	001	08/13/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Copeland Cory M	353029	001	08/17/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Gonzalez Joseph C	353030	001	08/20/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Smith Javere M	353031	001	08/23/2021	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Strahan Level	359660	001	10/18/2021	AdminFees 3.00 @4.00/hr					
Weatherman Jessica L	360738	001	10/26/2021	AdminFees 3.00 @4.00/hr		12.00			12.00
						12.00			12.00

Date Rec'd Rizzetta & Co., Inc. 11/24/21
D/M approval JW Date 12-06-21
Date entered 12/02/21
Fund 001 GL 52900 OC 3307
Check #

TOTAL CURRENT BALANCE DUE 24.00

ACCOUNT SUMMARY

Previous Balance 108.00
New Service 24.00
Payments Received - Thank You 108.00-
Adjustments
Current Balance Due 24.00

Current 24.00 31 - 60 61 - 90 91 - 120 121 - 150 151 - 180 Over 180



Hillsborough County Sheriff's Office Invoice/Statement of Account

Off Duty Events (813) 247-8632 Email: OffDutyAccts@heso.tampa.fl.us

RECEIVED
DEC 13 2021

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

Page: 1 OF 1
Statement Number: 43144
Account Number: 261858
Date: 11/30/2021

Billing Address: Waterset Central Central Community
Development District
9428 Camden Field Parkway
Riverview FL 33578

PAST DUE

261858 Deputy Name	Waterset Central CDD Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Strahan Level	359660	001	10/18/2021	AdminFees 3.00 @4.00/hr	12.00				12.00
Weatherman Jessica L	360738	001	10/26/2021	AdminFees 3.00 @4.00/hr	12.00				12.00
Hill Cameron B	362969	001	11/17/2021	AdminFees 3.00 @4.00/hr		12.00			12.00
Crosby Andrew L	363573	001	11/27/2021	AdminFees 3.00 @4.00/hr		12.00			12.00
Jorden Donald F	363574	001	11/29/2021	AdminFees 3.00 @4.00/hr		12.00			12.00

Date Rec'd Rizzetta & Co., Inc. 12/14/21
D/M approval JW Date 12-20-2021
Date entered 12/17/21
Fund 001 GL 52900 OC 3307
Check #

To avoid interruption of services, please
pay your past due balance immediately:
You can pay your past due balance via credit
card by contacting our A/R Department at
813-247-8048, 813-247-8030 or by mailing a
check to the address listed on your invoice.

TOTAL CURRENT BALANCE DUE	60.00
ACCOUNT SUMMARY	
Previous Balance	24.00
New Service	36.00
Payments Received - Thank You	
Adjustments	
Current Balance Due	60.00
Current	36.00
31 - 60	24.00
61 - 90	
91 - 120	
121 - 150	
151 - 180	
Over 180	

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 11/27/2021

Amount: \$200.00

Event Date: 11/06/2021

Payable to: Janet Clemmensen

Address: 7221 Bowspirit Place,
Apollo Beach, Fl 33572

Description: Refund Deposit Request

Requestor: Sarah Schenk

Special Instructions:

Date Rec'd Rizzetta & Co., Inc. 11/29/21
D/M approval JW Date 12-06-21
Date entered 12/02/21
Fund 001 GL 20205 OC
Check #

Approved by:

Sarah Schenk

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 11/2/2021

Amount: \$60.00

Event Date: 9/11/2021

Payable to: Julie Padilla

Address: 6913 Neopolitan Ct,
Apollo Beach, Fl 33572

Description: Rental Refund Deposit

Requestor: Sarah Schenk

Special Instructions:

Date Rec'd Rizzetta & Co., Inc. 11/29/21

D/M approval JW Date 12-06-21

Date entered 12/05/21

Fund 001 GL 20205 OC

Check #

Approved by:

Sarah Schenk

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 12/11/2021

Amount: \$400.00

Event Date: 01/05/2022

Payable to: Maria Espinoza

Address: 6312 Waves End Place,
Apollo Beach, Fl 33572

Description: Event Cancellation

Requestor: Sarah Schenk

Special Instructions:

1) Code to 001-36990-1025

Approved by:



Date Rec'd Rizzetta & Co., Inc. 12/13/21

D/M approval JW Date 12-20-2021

Date entered 12/17/21

Fund 001 GL 36900 OC 1025

Check #



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

Date: 11/22/21

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: **249525**

Previous Balance: **\$505.00**

Commercial General Pests **\$185.00**

Sales Tax: **\$0.00**

Service Amount: **\$185.00**

Check /Cash: _____

Technician(s): Elych

Treatment Area

- ☐ Bedroom
- ☐ Breakroom
- ☐ Garage
- ☐ Kitchen
- ☒ Perimeter
- ☐ Rest Room

Structure

- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☒ Professional
- ☐ Residence
- ☐ Retail

Frequency

- ☐ Annual Service
- ☐ Every Other Month
- ☒ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

Type of Service

- ☐ Additional Service
- ☐ Extra Service
- ☒ General Pest Control
- ☐ In Wall Tube System
- ☒ Rodent Control
- ☐ Annual Service

General Pest

- ☐ Acrobat Ants
- ☐ Argentine Ants
- ☐ Bed Bugs
- ☒ Carpenter Ants
- ☒ Crazy Ants Tummy
- ☐ Drain Flies
- ☐ Fire Ants
- ☐ Fleas
- ☐ German Roaches
- ☒ Ghost Ants
- ☐ Mosquitos
- ☐ Mud Daubers
- ☐ Pantry pests
- ☐ Paper Wasps
- ☐ Pharaoh Ants
- ☐ Preventative
- ☐ Roaches
- ☐ Silverfish
- ☐ Spiders
- ☐ Ticks
- ☐ White Foot Ants

Treatment

- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☐ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☐ Gentrol Liquid 9%
- ☒ Inspection
- ☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☒ Perimeter Sweep
- ☐ Taurus .06%
- ☒ Talstar Xtra .25%
- ☒ Transport GHP .11%
- ☐ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%

Rodent Control

- ☒ Mice
- ☒ Rats
- ☐ _____

Treatment

- ☐ CM Rat Snap Traps
- ☐ Contrac Blox Bait .005%
- ☒ Final Blox Bait .005%
- ☐ Rodent Bait Stations
- ☐ T-Rex Rat Snap Traps
- ☐ 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 Rizzetta & Co., Inc. 11/17/21

D/M approval JW Date 11-22-21

Date entered 11/17/21

Fund 001 GL 57200 OC 4616

Check # _____

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549**Pest Control Division**

Office: 813.968.7031

Toll Free:
888.908.8388

www.nviroTECT.com

INVOICE**Waterset Central CDD**
7281 Paradiso Drive
Apollo Beach, FL 33572Date: 11/12/21**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:** 250072**Previous Balance:** \$505.00**Commercial General Pests** \$135.00**Sales Tax:** \$0.00**Service Amount:** \$135.00**Check /Cash:** _____**Technician(s):** Ellich

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 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

- ☐ Acrobat Ants
☐ Argentine Ants
☐ Bed Bugs
☒ Carpenter Ants
☒ Crazy Ants
☐ Drain Flies
☐ Fire Ants
☐ Fleas
☐ German Roaches
☐ Ghost Ants
☐ Mosquitos
☐ Mud Daubers
- ☐ Pantry pests
☐ Paper Wasps
☐ Pharaoh Ants
☒ Preventative
☐ Roaches
☐ Silverfish
☐ Spiders
☐ Ticks
☐ White Foot Ants

Treatment

- ☐ Advion Ant Bait Station .1%
☐ Advion Ant Gel Bait .05%
☐ Advion Roach Bait Stn .5%
☐ Advion Roach Gel Bait .6%
☐ Alpine Aerosol .25%
☐ Biozyme
☐ CM Insect Monitors
☐ Dekko Silver Fish Paks 20%
☐ D-Fense Dust .05%
☐ Gentrol Liquid 9%
☒ Inspection
☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
☐ Nyguard IGR 10%
☐ Onslaught 6.4%
☐ Perimeter Sweep
☐ Taurus .06%
☒ Talstar Xtra .25%
☒ Transport GHP .11%
☐ Transport Mikron .11%
☐ Vector Bio 5
☐ Wasp Freeze .1%
☐ Web Out 10.5%

Rodent Control

- ☐ Mice
☐ Rats
☐ _____
- ☐ CM Rat Snap Traps
☐ Contrac Blox Bait .005%
☐ Final Blox Bait .005%
- ☐ Rodent Bait Stations
☐ T-Rex Rat Snap Traps
☐ 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 Rizzetta & Co., Inc. 11/17/21**D/M approval** JW **Date** 11-22-21**Date entered** 11/17/21**Fund** 001 **GL** 57200 **OC** 4616**Check #** _____



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

INVOICE

006-21-308685-1

DUE UPON RECEIPT

DATE 12/15/2021

BALANCE \$701.87

AMOUNT ENCLOSED \$

INVOICES - RIZZETTA
WATERSET CENTRAL CDD
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

MAKE CHECKS PAYABLE TO:
ONSIGHT INDUSTRIES. LLC.
900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

Invoice Questions? Please call 407.830.8861 or email billing@onsightindustries.com

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 006-21-308685-1 12/15/2021

PROJECT DETAIL - PAGE 1



900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

LOCATION **WATERSET**
PROJECT NAME **YIELD SIGN**
CLIENT PO

ORDERED BY **GABRIELLE LEENDERTZ**

CHARGES

PRICE EACH QTY TOTAL

1	STREET SIGNAGE, CUSTOM (E) YIELD SIGN	\$1,218.75	1	\$1,218.75
2	SIGNAGE / DISPLAY, ORACAL VINYL, MEDIA ONLY, STICKER, 3MIL LAM, 16" MAX DOT WARNING DECAL	\$0.00	1	\$0.00
3	LABOR / INSTALLATION, INSTALL, TAMPA, LOCAL <15 INSTALLATION COMPLETE AS PER WORK ORDER	\$185.00	1	\$185.00

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.

INVOICE: 006-21-308685-1

12/15/2021

PROJECT DETAIL - PAGE 2



900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

LOCATION **WATERSET**
PROJECT NAME **YIELD SIGN**
CLIENT PO

ORDERED BY **GABRIELLE LEENDERTZ**

CHARGES

PRICE EACH

QTY

TOTAL

SUB-TOTAL: \$1,403.75

TAX: \$.00

TOTAL: \$1,403.75

PAYMENTS RECEIVED - THANK YOU!

12/15/2021

CHECK

2195

\$701.88

BALANCE DUE: \$701.87

WORK COMPLETED

☒ COMPLETED - PLEASE INSTALL YIELD SIGN. SEE MAP FOR INSTALL LOCATION. THANKS.

Date Rec'd Rizzetta & Co., Inc. 12/17/21
D/M approval JW Date 12-20-2021
Date entered 12/17/21
Fund 001 GL 54100 OC 4787
Check # _____

Thank you for your business!Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.



1048 E Oleander Street
Lakeland, FL 33801-2012
Phone: 863-686-6163
License # CAC1817108

Invoice

Date
11/15/21

Invoice #
679931
Page 1 of 1

Bill to # 26507

Waterset Central CDD

EMAIL INVOICES ONLY

3434 Colwell Ave Suite 200

Tampa, FL 33614

Phone: 813-677-2114

Service Location # 258808

Waterset Central CDD

7205 Parkshore Drive

Apollo Beach, FL 33572

Phone: 813-677-2114

Terms Net 30

PO #

Call # 679931

Salesman -

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

SERVICES PROVIDED

SERVICE

Qty: 1 COMMERCIAL TIME & MATERIAL

Labor

Hours Labor Type

Labor

5.0000 Regular

475.00

WORK DESCRIPTION

[[Tech #85512 Jeff Giurca Service Date: 10/23/2021]]

- Unit had E1 error code
- Shut unit off and washed condenser coil and evap filters
- Let unit sit off for 10 minutes
- Turned unit back on and indoor unit started
- Waited 15 minutes
- Outdoor unit did not turn on
- Tested communication from outdoor to indoor
- Found communicating but still no outdoor unit activity
- Shut power off and inspected PCB board on condenser and found 1 area that is burnt dark brown see picture
- Continued diag and inspected reactor
- Found that the reactor is faulty
- Recommendation is to replace REACTOR and outdoor PCB board.
- Unit is 7 years old so new unit is also an option
- Spoke to Sarah email quote to gdavis@castlegroup.com

SUB TOTAL	475.00
SALES TAX	0.00
TOTAL \$	475.00

Date Rec'd Rizzetta & Co., Inc. 11/17/21

D/M approval *JW* Date 11-22-21

Date entered 11/17/21

Fund 001 GL 57200 OC 4620

Check #



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
11/28/21	20213480

Bill To
Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572

Description	DISPATCH	TERMS	P.O. NUMBER
	213002	COD	
Description	Qty	Rate	Amount
Date of Service: 11/22/2021 Location of Service: Pavilion Service Requested by: Gabby Service Performed: Installed (2) customer supplied fans. Made all necessary connections and test for proper operation. Passed by Tech: John Quoted Install Sales Tax	1	300.00 0.00%	0.00 300.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$300.00
		Payments/Credits	\$0.00
In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.		Balance Due	\$300.00



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0036370
Invoice Number 0696-000988872
Invoice Date November 17, 2021
Previous Balance \$415.96
Payments/Adjustments -\$415.96
Current Invoice Charges \$308.56

Total Amount Due \$308.56	Payment Due Date December 07, 2021
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/10	2171	-\$415.96

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:SOUTHCO - CLASS 1				
Pickup Service 12/01-12/31			\$146.45	\$146.45
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal:METRO: SINGLE STREAM-FEL				
Recycling Processing Charge 11/12				-\$0.64
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal:METRO: SINGLE STREAM-FEL				
Recycling Service 12/01-12/31			\$71.44	\$71.44
Recycling Processing Charge 12/01-12/31		1.0000	\$0.09	\$0.38
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$84.98
CURRENT INVOICE CHARGES				\$308.56

Date Rec'd Rizzetta & Co., Inc. 11/18/21

D/M approval *JW* Date 11-22-21

Date entered 11/19/21

Fund 001 GL 53400 OC 4305

Check #

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

☐

Total Amount Due \$308.56
Payment Due Date December 07, 2021
Account Number 3-0696-0036370
Invoice Number 0696-000988872

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

WATERSET CENTRAL CDD
WATERSET CENTRAL CDD
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390

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

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

Invoice

Date	Invoice #
12/1/2021	INV0000063076

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Management Services 3101	1.00	\$1,762.42	\$1,762.42
Administrative Services 3100	1.00	\$386.25	\$386.25
Accounting Services 3201	1.00	\$1,553.58	\$1,553.58
Financial & Revenue Collections 3111	1.00	\$386.25	\$386.25
Field Services 53900 4658	1.00	\$600.00	\$600.00
<div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>JW</u> Date <u>11-30-21</u></div> <div>Date entered <u>11/24/21</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>*****</u></div> <div>Check # _____</div>			
Subtotal			\$4,688.50
Total			\$4,688.50

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
12/1/2021	INV0000008218

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Compliance and Management	1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>ju</u> Date 11-30-21</p> <p>Date entered 11/24/21</p> <p>Fund 001 GL 51300 OC 5103</p> <p>Check # _____</p>			
Subtotal			\$175.00
Total			\$175.00



Invoice

Date	Invoice Number
11/30/2021	52187

Bill To

Waterset Central CDD
Accounts Payable
3434 Colwell Ave, STE 200
Tampa, FL 33614
E-MAIL INVOICES

Ship To

Waterset Central CDD
CLUBHOUSE / Gabby Davis
7821 Paradiso Drive
Apollo Beach, FL 33572

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
SS	Net 30	12/30/2021	SC	11/29/2021	

Quantity	Item Code	Description	Price Each	Amount
2	ROLL DOG WASTE BA...	Rolled Dog Waste Bags. Case 10 boxes 200 ct. (2000 total)	70.95	141.90
	Shipping No Charge	SHIPPING: NO CHARGE!	0.00	0.00
		FedEx Package 1 Tracking #: 286814320937		
<p>Date Rec'd Rizzetta & Co., Inc. 11/30/21</p> <p>D/M approval <u>ju</u> Date 12-06-21</p> <p>Date entered 12/02/21</p> <p>Fund 001 GL 57200 OC 4619</p> <p>Check # _____</p>				

Subtotal			\$141.90
Total			\$141.90
Payments/Credits			\$0.00
Balance Due			\$141.90



INVOICE

Invoice Number: PI-A00704339
Invoice Date: 11/01/21
PROPERTY: Waterset
Central CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Waterset Central CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

CUSTOMER ID	CUSTOMER PO	Payment Terms	
5637		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			12/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR55867 11/01/21 - 11/30/21 Lake & Pond Management Services		3,497.00	3,497.00

Date Rec'd Rizzetta & Co., Inc. 11/11/21
D/M approval JW Date 11-15-21
Date entered 11/12/21
Fund 001 GL 53800 OC 4605
Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	3,497.00
Sales Tax	0.00
Total Invoice	3,497.00
Payment Received	0.00
TOTAL	3,497.00

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/11/2021	7779

Bill To
Waterset Central CDD c/o Rizzetta & Co 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
November 2021	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. <div>Date Rec'd Rizzetta & Co., Inc. <u>11/16/21</u> D/M approval <u>JW</u> Date <u>11-22-21</u> Date entered <u>11/17/21</u> Fund <u>001</u> GL <u>57200</u> OC <u>4625</u> Check # _____</div>	1,850.00	1,850.00

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,850.00



ACCOUNT INVOICE

tampaelectric.com



WATERSET CENTRAL CDD
6350 CAMINO DR, IRRG
APOLLO BEACH, FL 33572-3438

Statement Date: 12/03/2021
Account: 211019514606

Current month's charges:	\$19.29
Total amount due:	\$19.29
Payment Due By:	12/27/2021

Your Account Summary

Previous Amount Due	\$19.18
Payment(s) Received Since Last Statement	-\$19.18
Current Month's Charges	\$19.29
Total Amount Due	\$19.29

Date Rec'd Rizzetta & Co., Inc. 12/06/21
D/M approval JW Date 12-14-21
Date entered 12/10/21
Fund 001 GL 53100 OC 4301
Check # _____



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



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: 211019514606

Current month's charges:	\$19.29
Total amount due:	\$19.29
Payment Due By:	12/27/2021

Amount Enclosed \$ _____

603235581071

WATERSET CENTRAL CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6032355810712110195146060000000019298

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 ChoicesSM – The number of leased light fixtures and/or poles and associated fees and charges.

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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.

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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.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – 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 GoSM – 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.

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- 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**.
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Por favor, visite tampaelectric.com para ver esta información en español.



ACCOUNT INVOICE

tampaelectric.com



Account: 211019514606
Statement Date: 12/03/2021
Current month's charges due 12/27/2021

Details of Charges – Service from 10/28/2021 to 11/29/2021

Service for: 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438

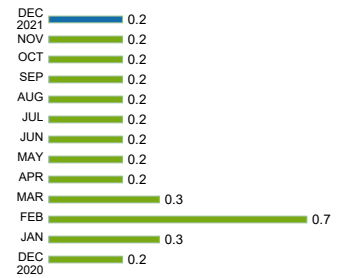
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	11/29/2021	127		120		7 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	7 kWh @ \$0.06076/kWh	\$0.43
Fuel Charge	7 kWh @ \$0.04255/kWh	\$0.30
Storm Protection Charge	7 kWh @ \$0.00251/kWh	\$0.02
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.29
Total Current Month's Charges		\$19.29

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



WATERSET CENTRAL CDD
7008 WATERLINE CT, IRR
APOLLO BEACH, FL 33572

Statement Date: 12/03/2021
Account: 211021571990

Current month's charges:	\$21.61
Total amount due:	\$21.61
Payment Due By:	12/27/2021

Your Account Summary

Previous Amount Due	\$21.51
Payment(s) Received Since Last Statement	-\$21.51
Current Month's Charges	\$21.61
Total Amount Due	\$21.61

Date Rec'd Rizzetta & Co., Inc. 12/06/21
D/M approval JW Date 12-14-21
Date entered 12/10/21
Fund 001 GL 53100 OC 4301
Check # _____



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for families in need in our community.

tampaelectric.com/share

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One Less Worry :)

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021571990

Current month's charges:	\$21.61
Total amount due:	\$21.61
Payment Due By:	12/27/2021

Amount Enclosed \$ _____

681013154144

WATERSET CENTRAL CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

681013154144211021571990000000021619

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

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211021571990
Statement Date: 12/03/2021
Current month's charges due 12/27/2021

Details of Charges – Service from 10/28/2021 to 11/29/2021

Service for: 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	11/29/2021	88		75		13 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	13 kWh @ \$0.06076/kWh	\$0.79
Fuel Charge	13 kWh @ \$0.04255/kWh	\$0.55
Storm Protection Charge	13 kWh @ \$0.00251/kWh	\$0.03
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.93
State Tax		\$1.68

Total Electric Cost, Local Fees and Taxes

\$21.61

Total Current Month's Charges

\$21.61

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



WATERSET CENTRAL CDD
5490 WAYFARER AVE
APOLLO BEACH, FL 33572-2793

Statement Date: 11/02/2021
Account: 211023029229

Current month's charges:	\$216.51
Total amount due:	\$216.51
Payment Due By:	11/23/2021

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$216.51
Total Amount Due	\$216.51

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JW Date 12-14-21
Date entered 12/14/21
Fund 001 GL 53100 OC 4301 \$96.51
Check # _____ 15601 \$120.00



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

**SCAMMERS
ARE CALLING**
Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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: 211023029229

Current month's charges:	\$216.51
Total amount due:	\$216.51
Payment Due By:	11/23/2021

Amount Enclosed \$ _____

611877519729

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

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

6118775197292110230292290000000216514

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

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ACCOUNT INVOICE

tampaelectric.com




Account: 211023029229
Statement Date: 11/02/2021
Current month's charges due 11/23/2021

Details of Charges – Service from 09/29/2021 to 10/27/2021

Service for: 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	10/27/2021	12		0		12 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) NOV 2021 	
Energy Charge						12 kWh @ \$0.06076/kWh \$0.73		
Fuel Charge						12 kWh @ \$0.04255/kWh \$0.51		
Storm Protection Charge						12 kWh @ \$0.00251/kWh \$0.03		
Florida Gross Receipt Tax						\$0.50		
Electric Service Cost						\$19.83		
State Tax						\$1.68		
Total Electric Cost, Local Fees and Taxes							\$21.51	
Other Fees and Charges								
Electric Security Deposit						\$120.00		
Elec Connection Chrg Initial						\$75.00		
Total Other Fees and Charges						\$195.00		
Total Current Month's Charges						\$216.51		

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.



ACCOUNT INVOICE

tampaelectric.com



WATERSET CENTRAL CDD
5490 WAYFARER AVE
APOLLO BEACH, FL 33572-2793

Statement Date: 12/03/2021
Account: 211023029229

Past Due – Pay Immediately **\$216.51**

Current month's charges: **\$26.61**
Total amount due: **\$243.12**
Payment Due By: **12/27/2021**

Your Account Summary

Previous Amount Due	\$216.51
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$216.51
Current Month's Charges	\$26.61
Total Amount Due	\$243.12

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JW Date 12-14-21
Date entered 12/14/21
Fund 001 GL 53100 OC 4301
Check # _____



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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: 211023029229

Past Due – Pay Immediately **\$216.51**

Current month's charges: **\$26.61**
Total amount due: **\$243.12**
Payment Due By: **12/27/2021**

Amount Enclosed \$ _____

610642969392

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

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

6106429693922110230292290000000243121

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 ChoicesSM – 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 – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – 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 GoSM – 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.

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ACCOUNT INVOICE

tampaelectric.com



Account: 211023029229
Statement Date: 12/03/2021
Current month's charges due 12/27/2021

Details of Charges – Service from 10/28/2021 to 11/29/2021

Service for: 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	11/29/2021	25		12		13 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	13 kWh @ \$0.06076/kWh	\$0.79
Fuel Charge	13 kWh @ \$0.04255/kWh	\$0.55
Storm Protection Charge	13 kWh @ \$0.00251/kWh	\$0.03
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.93
State Tax		\$1.68

Total Electric Cost, Local Fees and Taxes

\$21.61

Other Fees and Charges

Electric Late Payment Fee	\$5.00
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Total Other Fees and Charges

\$5.00

Total Current Month's Charges

\$26.61

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



WATERSET CENTRAL CDD
WATERSET PHASE 5A2-2B, LIGHTS
APOLLO BEACH, FL 33572

Statement Date: 12/03/2021
Account: 221008097190

Current month's charges:	\$794.66
Total amount due:	\$794.66
Payment Due By:	12/27/2021

Your Account Summary

Previous Amount Due	\$794.66
Payment(s) Received Since Last Statement	-\$794.66
Current Month's Charges	\$794.66
Total Amount Due	\$794.66

Date Rec'd Rizzetta & Co., Inc. 12/06/21
D/M approval JW Date 12-14-21
Date entered 12/10/21
Fund 001 GL 53100 OC 4307
Check #



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for families in need in our community.

tampaelectric.com/share

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008097190

Current month's charges:	\$794.66
Total amount due:	\$794.66
Payment Due By:	12/27/2021

Amount Enclosed \$

605704707792

WATERSET CENTRAL CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6057047077922210080971900000000794662

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

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813-275-3909

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

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

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- 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.)

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ACCOUNT INVOICE

tampaelectric.com



Account: 221008097190
Statement Date: 12/03/2021
Current month's charges due 12/27/2021

Details of Charges – Service from 10/28/2021 to 11/29/2021

Service for: WATERSET PHASE 5A2-2B, LIGHTS, APOLLO BEACH, FL 33572

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	399 kWh @ \$0.02734/kWh	\$10.91
Fixture & Maintenance Charge	21 Fixtures	\$262.29
Lighting Pole / Wire	21 Poles	\$452.13
Lighting Fuel Charge	399 kWh @ \$0.04187/kWh	\$16.71
Storm Protection Charge	399 kWh @ \$0.00354/kWh	\$1.41
Florida Gross Receipt Tax		\$0.74
Franchise Fee		\$48.74
Municipal Public Service Tax		\$1.73

Lighting Charges

\$794.66

Total Current Month's Charges

\$794.66



REVISED INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 12/06/21
Account: 321000017137

WATERSET CENTRAL CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Current month's charges:	\$3,333.95
Total amount due:	\$483.43
Payment Due By:	12/20/21

Your Account Summary

Previous Amount Due	\$3,183.44
Payment(s) Received Since Last Statement	-\$5,985.44
Miscellaneous Credits	-\$48.52
Credit balance after payments and credits	-\$2,850.52
Current Month's Charges	\$3,333.95
Total Amount Due	\$483.43

Date Rec'd Rizzetta & Co., Inc. 12/07/21
D/M approval JW Date 12-14-21
Date entered 12/10/21
Fund 001 GL ***** OC 53100 4301 \$135.70
53100 4304 \$43.79
Check # 53100 4307 \$289.63
53200 4304 \$14.31

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

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

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: 321000017137

Current month's charges:	\$3,333.95
Total amount due:	\$483.43
Payment Due By:	12/20/21
Amount Enclosed	\$

700375002020

WATERSET CENTRAL CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

7003750020203210000171370000000483436



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

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

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

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- Pay by credit card using KUBRA EZ-PAY at **tecoaccount.com** or by calling **866-689-6469**.
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Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
WATER HEATERS	221004023737	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$45.68
	211018655814	6044 MILESTONE DR, SIGN APOLLO BEACH, FL 33572-2611	\$34.70
	221003491596	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$2750.70
	221006521464	7302 PARADISO DR APOLLO BEACH, FL 33572	\$24.50
	221006546453	6002 COVINGTON GARDEN DR S APOLLO BEACH, FL 33572	\$25.05
	221007184437	6390 GOLDCOAST AVE APOLLO BEACH, FL 33572-3440	\$24.93
	221007705355	WATERSET CENTRAL CDD 30TH ST APOLLO BEACH, FL 33572	\$288.34
	221007764808	7054 RESERVIOIR CT APOLLO BEACH, FL 33572-1646	\$25.92
	221003734730	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$114.13



REVISED INVOICE

peoplesgas.com



Account: 221004023737
Statement Date: 12/01/21

Details of Current Month's Charges – Service from - 10/01/21 to 10/28/21

Service for: PHASE 4 SOUTH, 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	10/28/21	15		15		0 CCF		1.042		1.0000		0.0 Therms	28 Days

Customer Charge

\$45.00

Natural Gas Service Cost

\$45.00

Other Fees and Charges

Gas Late Payment Fee

\$0.68

Total Other Fees and Charges

\$0.68

Current Month's Natural Gas Charges

\$45.68

Peoples Gas Usage History

Therms Per Day
(Average)

NOV 2021	0.0
OCT	0.0
SEP	0.0
AUG	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 2020	0.0

Billing information continues on next page



REVISED INVOICE

tampaelectric.com



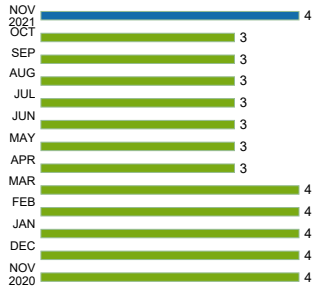
Account: 211018655814

Statement Date: 12/01/21

Details of Charges – Service from 09/29/21 to 10/27/21

Service for: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	10/27/21	1,515		1,412		103 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						103 kWh @ \$0.06076/kWh \$6.26		
Fuel Charge						103 kWh @ \$0.04255/kWh \$4.38		
Storm Protection Charge						103 kWh @ \$0.00251/kWh \$0.26		
Florida Gross Receipt Tax						\$0.74		
Electric Service Cost							\$29.70	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Current Month's Electric Charges							\$34.70	

Billing information continues on next page



REVISED INVOICE

tampaelectric.com



Account: 221003491596
Statement Date: 12/01/21

Details of Charges – Service from 09/30/21 to 10/28/21

Service for: PHASE 4 SOUTH, APOLLO BEACH, FL 33572

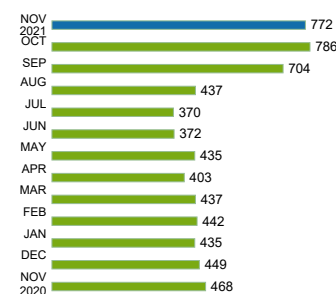
Rate Schedule: General Service Demand - Standard

Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	10/28/21	95,820		73,436		22,384 kWh	1	29 Days
C16057	10/28/21	35.77		0		35.77 kW	1	29 Days
Basic Service Charge						\$30.10		
Demand Charge						36 kW @ \$10.92000/kW		
Energy Charge						22,384 kWh @ \$0.01589/kWh		
Fuel Charge						22,384 kWh @ \$0.04255/kWh		
Capacity Charge						36 kW @ \$0.52000/kW		
Storm Protection Charge						36 kW @ \$0.72000/kW		
Energy Conservation Charge						36 kW @ \$0.60000/kW		
Environmental Cost Recovery						22,384 kWh @ \$0.00265/kWh		
Florida Gross Receipt Tax						\$47.61		
Electric Service Cost						\$1,904.51		
Other Fees and Charges								
Electric Late Payment Fee						\$28.01		
Total Other Fees and Charges						\$28.01		
Current Month's Electric Charges						\$1,932.52		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Details of Charges – Service from 09/30/21 to 10/28/21

Service for: PHASE 4 SOUTH, APOLLO BEACH, FL 33572

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16276	10/28/21	42,062		35,124		6,938 kWh	1	29 Days
C16276	10/28/21	25.74		0		25.74 kW	1	29 Days

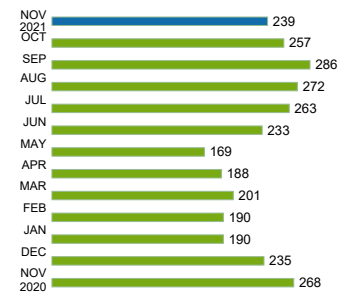
Billing information continues on next page

Details of Charges – Service from 09/30/21 - to 10/28/21

Basic Service Charge		\$30.10	
Demand Charge	26 kW @ \$10.92000/kW	\$283.92	
Energy Charge	6,938 kWh @ \$0.01589/kWh	\$110.24	
Fuel Charge	6,938 kWh @ \$0.04255/kWh	\$295.21	
Capacity Charge	26 kW @ \$0.52000/kW	\$13.52	
Storm Protection Charge	26 kW @ \$0.72000/kW	\$18.72	
Energy Conservation Charge	26 kW @ \$0.60000/kW	\$15.60	
Environmental Cost Recovery	6,938 kWh @ \$0.00265/kWh	\$18.39	
Florida Gross Receipt Tax		\$20.15	
Electric Service Cost			\$805.85
Other Fees and Charges			
Electric Late Payment Fee		\$12.33	
Total Other Fees and Charges			\$12.33
Current Month's Electric Charges			\$818.18

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





REVISED INVOICE

tampaelectric.com



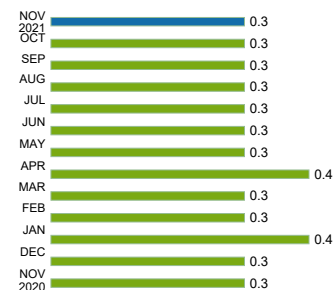
Account: 221006521464
Statement Date: 12/01/21

Details of Charges – Service from 09/29/21 to 10/27/21

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
1000451792	10/27/21	178		169		9 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						9 kWh @ \$0.06076/kWh \$0.55		
Fuel Charge						9 kWh @ \$0.04255/kWh \$0.38		
Storm Protection Charge						9 kWh @ \$0.00251/kWh \$0.02		
Florida Gross Receipt Tax						\$0.49		
Electric Service Cost							\$19.50	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Current Month's Electric Charges							\$24.50	





REVISED INVOICE

tampaelectric.com



Account: 221006546453

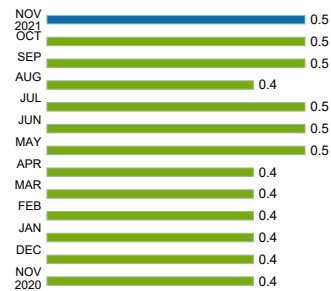
Statement Date: 12/01/21

Details of Charges – Service from 09/29/21 to 10/27/21

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
1000559561	10/27/21	195		181		14 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						14 kWh @ \$0.06076/kWh \$0.85		
Fuel Charge						14 kWh @ \$0.04255/kWh \$0.60		
Storm Protection Charge						14 kWh @ \$0.00251/kWh \$0.04		
Florida Gross Receipt Tax						\$0.50		
Electric Service Cost							\$20.05	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Current Month's Electric Charges							\$25.05	



Billing information continues on next page



REVISED INVOICE

tampaelectric.com



Account: 221007184437
Statement Date: 12/01/21

Details of Charges – Service from 09/29/21 to 10/27/21

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
1000534959	10/27/21	186		173		13 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						13 kWh @ \$0.06076/kWh \$0.79		
Fuel Charge						13 kWh @ \$0.04255/kWh \$0.55		
Storm Protection Charge						13 kWh @ \$0.00251/kWh \$0.03		
Florida Gross Receipt Tax						\$0.50		
Electric Service Cost							\$19.93	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Current Month's Electric Charges							\$24.93	



Billing information continues on next page



REVISED INVOICE

tampaelectric.com



Account: 221007705355

Statement Date: 12/01/21

Details of Charges – Service from 09/29/21 to 10/27/21

Service for: WATERSET CENTRAL CDD 30TH ST, APOLLO BEACH, FL 33572

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	384 kWh @ \$0.02734/kWh	\$10.50
Fixture & Maintenance Charge	6 Fixtures	\$85.92
Lighting Pole / Wire	6 Poles	\$173.76
Lighting Fuel Charge	384 kWh @ \$0.04187/kWh	\$16.08
Storm Protection Charge	384 kWh @ \$0.00354/kWh	\$1.36
Florida Gross Receipt Tax		\$0.72
Lighting Charges		\$288.34
Current Month's Electric Charges		\$288.34



REVISED INVOICE

tampaelectric.com



Account: 221007764808
Statement Date: 12/01/21

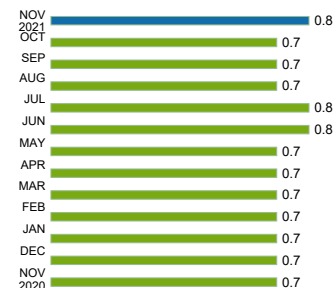
Details of Charges – Service from 09/29/21 to 10/27/21

Service for: 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	10/27/21	401		379		22 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						22 kWh @ \$0.06076/kWh \$1.34		
Fuel Charge						22 kWh @ \$0.04255/kWh \$0.94		
Storm Protection Charge						22 kWh @ \$0.00251/kWh \$0.06		
Florida Gross Receipt Tax						\$0.52		
Electric Service Cost							\$20.92	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Current Month's Electric Charges							\$25.92	





REVISED INVOICE

peoplesgas.com



Account: 221003734730

Statement Date: 12/01/21

Details of Current Month's Charges – Service from - 10/01/21 to 10/28/21

Service for: PHASE 4 SOUTH, 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	10/28/21	16,222		16,077		145 CCF		1.042		1.1168		168.7 Therms	28 Days

Customer Charge

\$45.00

Distribution Charge

168.7 THMS @ \$0.35685

\$60.20

Swing Service Charge

168.7 THMS @ \$0.02080

\$3.51

Florida Gross Receipts Tax

\$4.68

Natural Gas Service Cost

\$113.39

Other Fees and Charges

Gas Late Payment Fee

\$0.74

Total Other Fees and Charges

\$0.74

Current Month's Natural Gas Charges

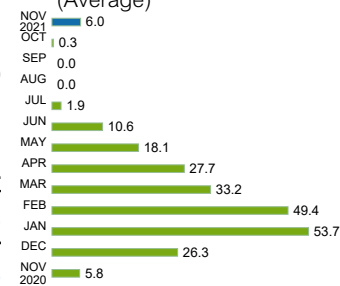
\$114.13

Total Current Month's Charges

\$3,333.95

Peoples Gas Usage History

Therms Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit

-\$48.52

Total Current Month's Credits

-\$48.52

Important Messages

Adjusted Bill

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

Understanding Your Charges

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

Basic Service Charge/Customer Charge – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

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

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay 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.

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

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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 for the purpose of providing natural gas and electric service. The fee is collected by Peoples Gas and 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.

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 – Many municipalities levy a tax on the natural gas and electricity you use. It is collected by Peoples Gas and Tampa Electric 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.

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 Peoples Gas and 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 Peoples Gas and Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – 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 GoSM – 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.

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'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.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 11/27/2021

Amount: \$200.00

Event Date: 11/19/2021

Payable to: Trish Ellis

Address: 7602 Paradiso Drive,
Apollo Beach, Fl 33572

Description: Refund Deposit Request

Requestor: Sarah Schenk

Special Instructions:

Date Rec'd Rizzetta & Co., Inc. 11/29/21
D/M approval JW Date 12-06-21
Date entered 12/02/21
Fund 001 GL 20205 OC
Check #

Approved by:

Sarah Schenk