



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
March 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

March 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 March 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.** 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*
 - B.** Consideration of Resolution 2022-01, Designating Officers of the DistrictTab 1
- 4. BUSINESS ITEMS**
 - A.** Consideration of Landscape Maintenance Agreement.....Tab 2
 - B.** Consideration of Special Warranty Deed Phase 5B-2.....Tab 3
 - C.** Consideration of Bill of Sale to CDD Phase 5B-2.....Tab 4
 - D.** O&E UpdateTab 5
- 5. STAFF REPORTS**
 - A.** Landscape & Irrigation
 - i. Presentation of Waterway Inspection Report..... Tab 6*
 - ii. Presentation of Irrigation ReportTab 7*
 - iii. Presentation of Field Inspection ReportTab 8*
 - B.** District Counsel
 - C.** District Engineer
 - D.** Clubhouse Manager
 - i. Presentation of Management Report..... USC*
 - E.** District Manager
- 6. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting Held on February 10, 2022.....Tab 9
 - B.** Ratification of Operations & Maintenance Expenditures for January 2022Tab 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

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 March 2022.**

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 2

**AGREEMENT BETWEEN SR LANDSCAPING, LLC, AND
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FOR LANDSCAPE MAINTENANCE SERVICES**

This agreement (the "Agreement") is made and entered into this ____ day of _____, 202__.
by and between:

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 ("District"), and

SR LANDSCAPING, LLC, a Delaware limited liability company, with a mailing address of 5521 Baptist Church Road, Tampa, Florida 33610 ("Contractor").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping and irrigation, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscaping maintenance services for certain lands within and around the District; and

WHEREAS, Contractor, who submitted the proposal described in **Exhibit A** ("Proposal") and incorporated by reference herein, represents that it has the skills, knowledge and ability to provide such landscape maintenance services to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "Parties"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

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

Section 2. Services to be Performed by Contractor. The District agrees to pay Contractor for the work (the "Work") described in the Scope of Services attached hereto as **Exhibit "B"**, and as depicted on the Maintenance Exhibit attached as **Exhibit "C"**. Contractor shall perform the Work for a term of one (1) year with the option to renew for two (2) additional one (1) year periods, unless terminated earlier as provided in this Agreement.

If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or

services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

Section 3. Billing and Payment. As compensation for the Work, the District agrees to pay Contractor for the Work, a not to exceed sum of \$349,922.80 per year, to include Parts 1-3 of the Scope of Services, as detailed in Exhibit “B”, payable in monthly installments of \$25,928.00 (Part 1 ONLY), as detailed below, unless terminated earlier, as provided in this Agreement. Additionally, for the Work specified in Parts 2 and 3 of the Scope of Services, the District agrees to pay the Contractor using the pricing specified in the Contractor’s Bid Form in the month after the Work is performed, and after required documentation has been provided. Additionally, up to a maximum of \$49,750.00 shall be paid if all mulch top dressings (Part 4) are awarded to and performed by Contractor. Contractor shall not perform mulching top dressing services without the prior written approval of the District.

The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen’s Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

Section 4. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages.

Section 5. Insurance. The Contractor or any subcontractor performing the Work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
- (3) Employer’s Liability Coverage with limits of at least One Million and No/100 Dollars (\$1,000,000.00) per accident or disease.

- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

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

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

Section 6. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 7. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees and their respective successors and assigns (the "District Parties") from any and all Claims occurring incident to or resulting in whole or in part from the activities of the Contractor, the Contractor's agents, employees, subcontractors, advisors, and other parties (the "Contractor Parties") employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District's gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies Contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights or recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all state laws, rules, ordinances, regulation, by-laws, orders decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

Section 8. Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 9. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 10. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 11. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 12. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 13. Termination. The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason, including but not limited as set forth in Section 14. of this Agreement. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the Work performed up to that date.

Section 14. Inspections. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, Field Services Manager, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Field Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

Section 15. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

Section 16. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 17. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 18. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

- a. If to Contractor: SR Landscaping, LLC
5521 Baptist Church Road
Tampa, Florida
Tel: (813) 985-9381
Attn: Joe Cermak
- b. If to District: Waterset Central Community Development District
3434 Colwell Ave., Ste. 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Erin McCormick Law, PA
3314 Henderson Blvd.
Suite 103
Tampa, FL 33609
Attn: Erin McCormick

Section 19. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 20. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 21. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Section 22. Public Records. The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable

requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT (813) 533-2950, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE., STE. 200, TAMPA, FLORIDA 33614.

Section 23. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 24. Effective Date and Term. This Agreement shall become effective as of _____, 20____, and remain in effect until _____, 20____. At the end of the Initial Term, this Agreement includes the option for two (2) one (1) year annual renewals with discretion of the Board of Supervisors' approval.

Section 25. Conflict. To the extent that the terms described in **Exhibit A** conflict with the terms of this Agreement, the terms herein shall control.

Section 26. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

ATTEST:

SR LANDSCAPING, LLC, a Delaware limited liability company

Title:_____

Title:_____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this _____ day of _____, 20__, by _____, as _____ of SR Landscaping, LLC, a Delaware limited liability company. He or she is () personally known to me; or () has produced _____, as identification.

SWORN to and subscribed before me this _____ day of _____, 20__.

Signature of Notary Public

Printed name of Notary Public

EXHIBIT "A"

PROPOSAL

Bid Forms

BID FORM

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 311,100.00 Yr.

- Storm Cleanup \$ 40 /hr **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Acquire frost cloth for designated landscape materials and annual beds. Staple cloth to the ground for the duration of the freezing weather, planning removal of the cloth within 48 hours of the warnings being lifted, Store material between events.

\$ 1,500.00 /application **(do not include in General Landscape Maintenance total or Grand Total,**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 40 /hr for employee with hand-held hose

\$ 65 /hr for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting 500.00 / acre

Core Aeration 750.00 / acre

PART 2

Fertilization (All labor and materials)

\$ 34,922.80 Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

Bid Forms

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	15-0-15 + PreM	1.0 Lbs. N/I,000 SF	4,200Lbs.	\$2,524.00
March	Pre-Emergent	1.8 OZ/1000 sqft	672 OZ	\$1,765.00
April	21-0-0	0.5 Lbs. N/I,000 SF	2,100Lbs.	\$1,514.00
May	24-0-11	1.0 Lbs. N 1 000 SF	4,200 Lbs.	\$2,524.00
July	24-0-11	1.0 Lbs. N 1 000 SF	4,200 Lbs.	\$2,524.00
September	24-0-11	1.0 Lbs. N/ 1,000 SF	4,200 Lbs.	\$2,524.00
November	15-0-15 + PreM	1.0 Lbs. N 1 000 SF	4,200 Lbs.	\$2,524.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	15-0-15 + PreM	1.0 Lbs. N/I,000 SF	1,100 Lbs.	\$872.00
March	Pre-Emergent	1.8 OZ/1000 sqft	130 OZ	\$780.00
April	21-0-0	0.5 Lbs. N/I,000 SF	550 Lbs.	\$523.00
June	24-0-11	1.0 Lbs. N/I,000 SF	1,100 Lbs.	\$872.00
October	15-0-15 + PreM	1.0 Lbs. N/I,000 SF	1,100 Lbs	\$872.00

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	15-0-15 + PreM	1.0 Lbs. N/I,000 SF	750 Lbs.	\$635.00
March	21-0-0	0.5 Lbs. N/1 000 SF	375 Lbs.	\$380.00
March	Pre-Emergent	1.8 OZ/1000 sqft	92 Oz	\$420.00
April	16-0-8	1.0 Lbs. N/I,000 SF	750 Lbs.	\$635.00
May	16-0-8	1.0 Lbs. N 1 000 SF	750 Lbs.	\$635.00
June	16-0-8	1.0 Lbs. N 1 000 SF	750 Lbs.	\$635.00
July	21-0-0 + FeS04	0.5 Lbs. N/I,000 SF	550 Lbs.	\$384.80
September	16-0-8	1.0 Lbs. N/I,000 SF	750 Lbs.	\$635.00
November	16-0-8	1.0 Lbs. N/I,000 SF	750 Lbs.	\$635.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8/10/10	4 Lbs. N/I,000 SF	3,550 Lbs	\$2,250.00
June	8/10/10	4 Lbs. N 1 000 SF	3,550 Lbs	\$2,250.00
October	8/10/10	4 Lbs. N 1 000 SF	3,550 Lbs	\$2,250.00

Bid Forms

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED PER APPLICATION	COST PER APPLICATION
March	8-2-12 Special Palm	1.5 Lbs. N/100 SF	850 Lbs.	\$840.00
June	8-2-12 Special Palm	1.5 Lbs. N/100 SF	850 Lbs.	\$840.00
September	8-2-12 Special Palm	1.5 Lbs. N/100 SF	850 Lbs.	\$840.00
November	8-2-12 Special Palm	1.5 Lbs. N 100 SF	850 Lbs.	\$840.00

Please list any additional fertilization for those plant materials requiring specialized applications. (i.e., Knockout Roses, Crape Myrtles, Loropetalum, Azalea, Ixora, among others)

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 3,900.00 Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 540.00 /Yr. (based on quantities below)
(OTC injections per specs - **do not include in Grand Total**)

Bid Forms

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Cococ nucifera	3	1 per trunk	\$45.00	\$540.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas (indicated as dark green on the maintenance exhibit).

\$ 2,500.00 / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 69,750.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

950 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 45.00 /CY
 (app. October)

And
600 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 45.00 /CY
 (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

Bid Forms

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ 349,922.80 / INITIAL TERM

FIRST ANNUAL RENEWAL \$ 349,922.80 /Yr.

SECOND ANNUAL RENEWAL \$ 349,922.80 /Yr.

Contractor/Firm Name Sunrise Landscape

Firm Address 5521 Baptist Church Rd.

City/State/Zip Tampa, FL 33610

Phone Number (813) 985-9381 Fax Number (813) 664-0155

Name and Title of Representative Joe Cermak
(Please Print)

Representative's Signature 

Date 07/27/2021

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. Plans 07/20/21 2. _____ 3. _____ 4. _____ 5. _____

Dated this Twenty seventh day of July, 2021

EXHIBIT “B”

SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.). Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the Bahia & St. Augustine grass at a height of three (3) to three and one half (3 1/2) inches and Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches. Rotary Mowers are preferred for heights above one (1) inch. **Reel type mowers are required to be used on all Celebration Bermuda turf.** All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching-type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn **for no more than one day** and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within thirty-six hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the Waterset Central Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mismanaged mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval.

Contractor is asked to provide a price per acre for verticutting as well as core aeration when needed. Included in the pricing plan should be timing, fertilization type and amounts as well as irrigation adjustments. These tasks should be performed when turf is not stressed and is actively growing.

1A) POND MOWING - All pond banks identified as such (dark green) on the overall Waterset Central Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. Pond banks will be mowed and/or trimmed to water's edge. Line trimming to water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as

mowing height. Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. It is preferred mulch type mowers be used around pond banks. Regardless, mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event. Pond banks identified as such (yellow) on the overall Waterset Central Maintenance Exhibit shall be mowed every other week from June 1st through November 1st and once a month from November 1st through June 1st. Condition of turf is to be determined by the DISTRICT, or its assigns, at their sole discretion. Pond banks identified as such (red) on the overall Waterset Central Maintenance Exhibit indicate lake banks where homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum clearance of ten feet (10') over sidewalks and other pedestrian walkways to fifteen feet (15') over roadways and ROW's. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an **as-needed basis**. However, during the dormant season, ALL Crape Myrtles (and other small, flowering trees) shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the

preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed, but before re-foliation in the spring.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Waterset. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provision for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

All landscape lighting shall be kept clear of any landscaping encroaching into its light cone on an as-needed basis. It is of utmost importance that all plant material within clear site and visibility triangles is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's rep, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution shall be proposed and executed.

Palms: All palms, regardless of height, shall receive pruning as often as necessary to appear neat and clean at all times. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed once set. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash, broken limbs, palm boots, leaves and fronds and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL NON-SELECTIVE HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE

FIRST OFFENSE WILL RESULT IN A WRITTEN WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND WRITTEN WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of any and all turf as well as all ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblane expansion joints where the chemical can travel back into the turf causing regularly spaced, repetitive dead patches behind the curb. All parallel parking spaces along all roadways must also be line trimmed, weeded and all material blown off following the schedules stipulated above.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If Contractor misses a service due to inclement weather or any other reason, he is required to make up service the same week. Saturday work is allowed with prior approval.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY for CHAPTER 1-15 “FERTILIZER USE AND LANDSCAPE MANAGEMENT”. It is the Contractor’s responsibility to become familiar with all rules and requirements of the Ordinance. Copies of all Certifications of Training shall be supplied to CDD representative with submission of bids.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per BMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line between Tampa & Vero Beach. Waterset is approximately ten (10) miles south of this line.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
March	A second application of PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M (formulated for Bahia)
March	A second application of PreM (formulated for Bahia)
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM (formulated for Bahia)

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	A second application of PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq ft/year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-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.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity PRIOR TO PURCHASING. This is to allow staff to verify the correct sources of nutrients and they are either water soluble or slow release. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s), quantity to be determined by the Contractor based on the size of the palm. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest Control price or the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner until disease or infestation has been brought under control.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Finished Landscape Areas as shown on the Maintenance Exhibit. These areas are indicated by the dark green color.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all pine bark bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Pine Bark Mulch beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. If there are current piles of mulch surrounding plants, even those plants in large beds, Contractor must rake back this existing mulch. Do not add to it unless there is not a sufficient depth of 3".

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

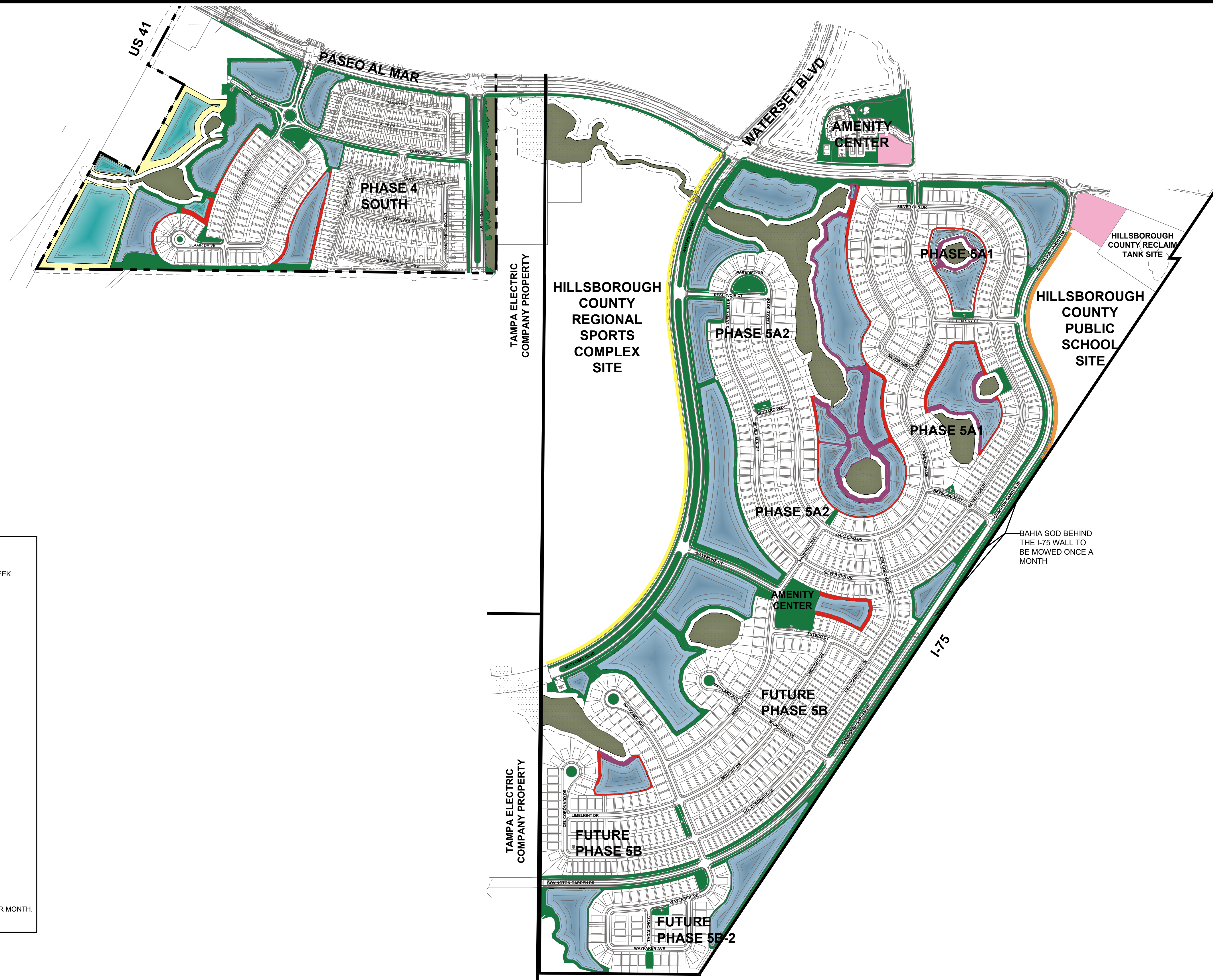
If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

EXHIBIT “C”
MAINTENANCE EXHIBIT



LEGEND:

- HOMEOWNERS TO MOW TO WATER'S EDGE
 - CDD TO MAINTAIN POND BANKS EVERY OTHER WEEK FROM JUNE 1ST TO NOVEMBER 1ST AND ONCE PER MONTH FROM NOVEMBER 1ST TO JUNE 1ST
 - AREAS TO BE MAINTAINED WEEKLY
 - GENERAL OPEN SPACE LANDSCAPE AREAS MAINTAINED 1 TIME PER MONTH
 - SCHOOL PROPERTY - 1 PASS EAST OF SIDEWALK
 - ESPLANADE COUNTY PROPERTY - 1 PASS WEST OF SIDEWALK
 - NEWLAND MAINTAINED
 - STORM WATER PONDS
 - FLOODPLAIN COMPENSATION PONDS
 - WETLAND CONSERVATION AREAS
- NOTE:
TRAILS IN THE NATURAL AREAS ARE TO BE MAINTAINED 1 TIME PER MONTH.
(CLEARING THE PATHWAY OF DEBRIS AND OTHER VEGETATION,
THIS IS NOT A MOW STRIP ON EACH SIDE OF THE TRAIL.)

Waterset Central - CDD Maintenance Exhibit

Waterset Exhibit

Waterset Central CDD
Hillsborough County, Florida

10/02/2021	TURN OFF SW SCREENING	KIS
12/04/2020	REVISED CENTRAL CDD MAINTENANCE EXHIBIT	KIS
11/03/2020	REVISED CENTRAL CDD MAINTENANCE EXHIBIT	KIS
11/03/2020	REVISED CENTRAL CDD MAINTENANCE EXHIBIT	KIS
11/03/2020	REVISED CENTRAL CDD MAINTENANCE EXHIBIT	KIP
10/02/2020	REVISED CENTRAL CDD MAINTENANCE EXHIBIT	KIP
06/12/2020	CENTRAL CDD MAINTENANCE EXHIBIT	KIP
DATE: 10/12/2020		JOB #: CDD-WA-1003

SCALE: 1" = 400'
0 200 400 800
HALF SCALE 11" BY 17"

HEIDT DESIGN
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Phone: (813) 253-5311
www.HeidtDesign.com

R:\WATERSSET\WATERSSET MASTERWORKING FILES\PLANNING\LAND PLANNING\EXHIBITS\MAINTENANCE EXHIBIT\TECH\WATERSSET MAINTENANCE CDD CENTRAL PH 4 & 5.DWG-PH 4 & 5 - KEVEN STEELE

Tab 3

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and when
recorded return to:

Jessica Paz Mahoney, Esq.
MAHONEY LAW GROUP, P.A.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

Folio: 54165-6560

SPECIAL WARRANTY DEED
(Waterset Phase 5B-2)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2022, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is 3162 South Falkenburg Road, Riverview, Florida 33578, in favor of **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Rizzetta & Company, Incorporated, 9428 Camden Field Parkway, Riverview, Florida 33578.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (“**Property**”), shown on the below described plat (the “**Plat**”):

See **Exhibit A** attached to this Deed.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: (a) taxes for the year 2022 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation) the Plat, and the rights and interests reserved to Grantor as “Owner” on said Plat.

Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT AS CONTEMPLATED BY THE PLAT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

[Signatures Begin on Following Page]

[Grantor's Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

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

Print Name: _____

By: _____
Alex McLeod, Regional President

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2022, by Alex McLeod, as Regional President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT,**
a local unit of special purpose government,
organized and existing under Chapter 190,
Florida Statutes

Print Name: _____

By: _____
Amanda King, Chairman
of the Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2022, by Amanda King, as Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

Exhibit A

Property

Tracts “B-40,” “B-40A,” “B-40B,” “B-58” “B-59,” “B-60,” “B-61,” and “B-62,” according to the plat of WATERSET PHASE 5B-2, as recorded in Plat Book 139, Pages 189 through 202, inclusive, of the Public Records of Hillsborough County, Florida.

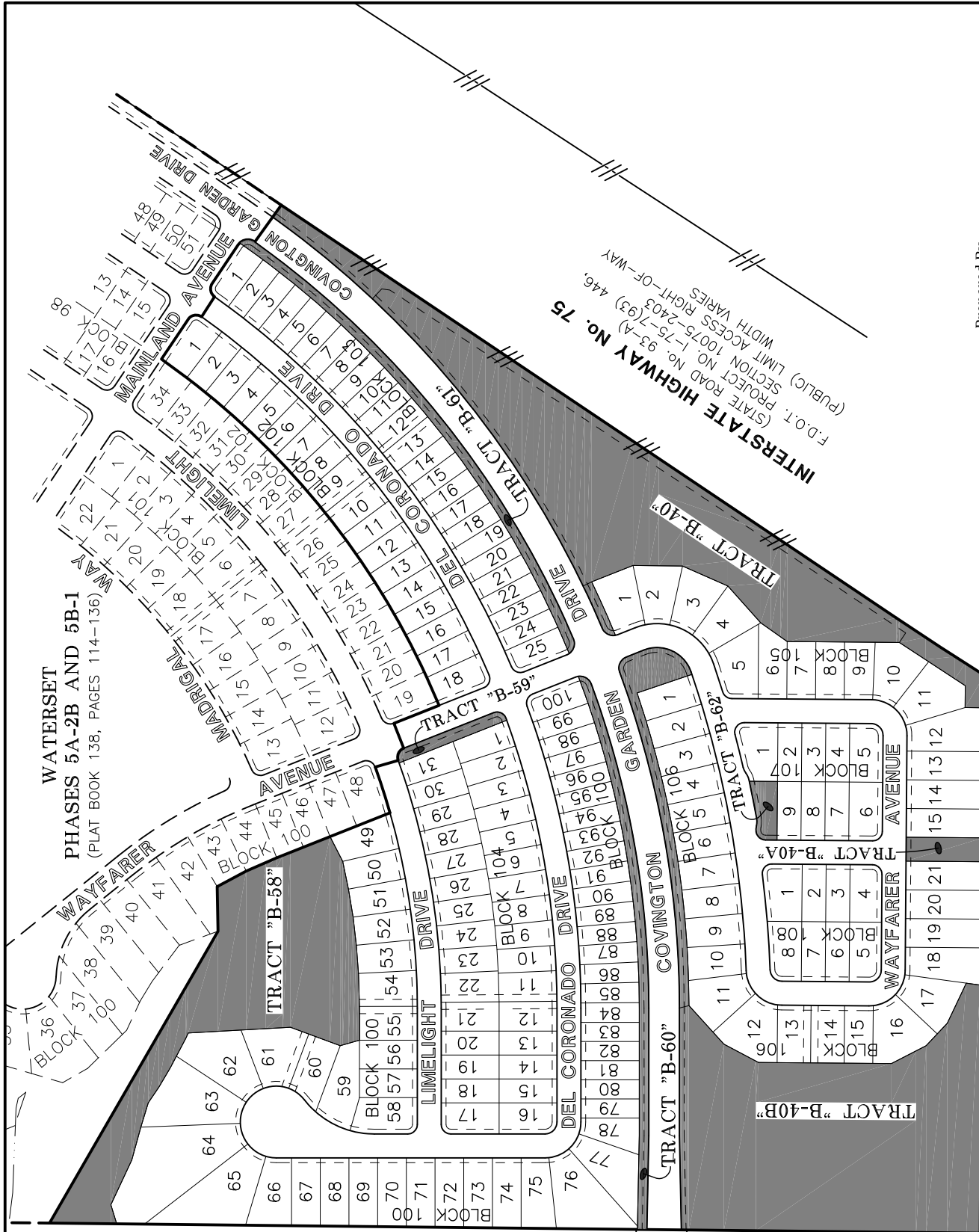
[Depiction on the following page for illustrative purposes only.]

U N P L A T E D
TAMPA ELECTRIC
COMPANY PROPERTY
(O.R. 2493, PAGE 685)

PARCEL
"E-2"

T.E.C.O.
(O.R. 2646,
PAGE 956)

HILLSBOROUGH
COUNTY PROPERTY
(O.R. 19827, PAGE 270)



Prepared By:
AMERRITT, INC.
LAND SURVEYING & MAPPING
Licensed Business Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
F:\Water\Phase 98-2\CD\EXHIBIT-4\1983 CDD EXH.dwg

WATERSET PHASE 5B-2

EXHIBIT OF TRACTS TO BE CONVEYED TO THE CDD

Tab 4

BILL OF SALE
(Waterset Phase 5B-2)

KNOW ALL MEN BY THESE PRESENTS, that **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company, whose address for purposes hereof is 3162 South Falkenburg Road, Riverview, Florida 33578 (“**Grantor**”), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**District**”), whose address is c/o Rizzetta & Company, Incorporated, 9428 Camden Field Parkway, Riverview, Florida 33578, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the “**Personal Property**”), to-wit:

See **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District’s own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby represent and warrant to the District, its successors and assigns, that (a) Grantor has not previously conveyed the Personal Property to any other party; (b) all contractors and subcontractors furnishing services or materials relative to the Personal Property have been paid in full, and (c) Grantor has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Grantor to the District, and the District hereby accepts the Personal Property, in its “as-is” condition.

AND Grantor does hereby covenant with the District that Grantor will warrant and defend the title of the Personal Property unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by, through and under Grantor, but against none other.

[Signatures Begin on Following Page]

[Grantor's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name this _____ day of _____, 2022.

GRANTOR:

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Alex McLeod, Regional President

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2022, by Alex McLeod, as Regional President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

Signed, sealed and delivered
in the presence of:

DISTRICT:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT,**

a local unit of special purpose government,
organized and existing under Chapter 190,
Florida Statutes

Print Name: _____

By: _____
Amanda King, Chairman of the Board of
Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2022, by Amanda King, as Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

Exhibit A

Personal Property

All of Grantor's right, title and interest in and to all fixtures and improvements owned by Grantor (herein, the "**Fixtures and Improvements**") on, under or within the following described land (the "**Real Property**") in Hillsborough County, Florida, together with all of Grantor's right, title, interest and benefit in, to, and under, the following plans, reports and documents relating to the Fixtures and Improvements or the operation of the Fixtures and Improvements: (i) all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and (ii) all third party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnifications, and agreements given with respect to the construction, installation or composition of the Fixtures and Improvements:

REAL PROPERTY

Tracts "B-40," "B-40A," "B-40B," "B-58" "B-59," "B-60," "B-61," and "B-62," according to the plat of WATERSET PHASE 5B-2, as recorded in Plat Book 139, Pages 189 through 202, inclusive, of the Public Records of Hillsborough County, Florida.

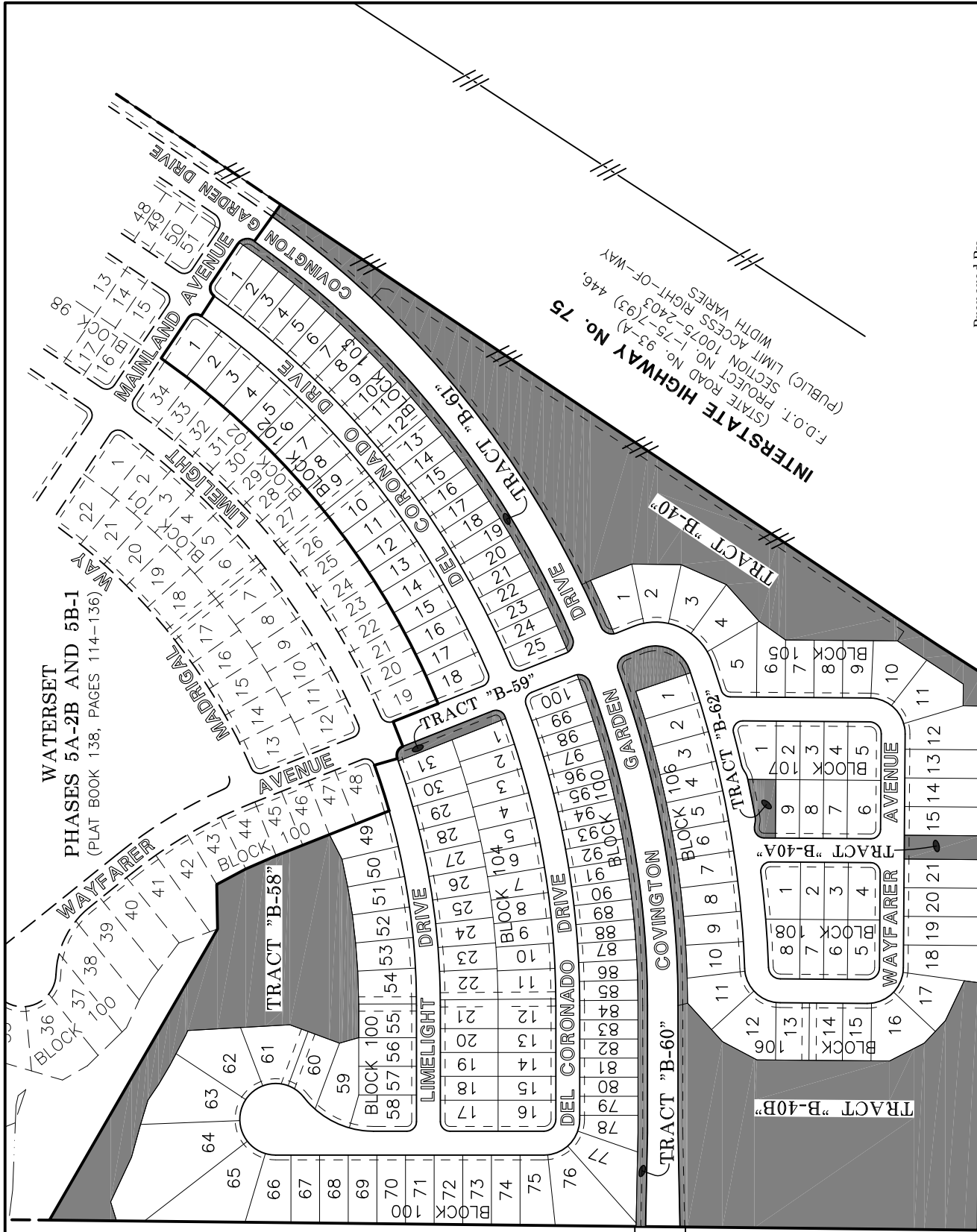
[Depiction on the following page for illustrative purposes only.]

U N P L A T E D
TAMPA ELECTRIC
COMPANY PROPERTY
(O.R. 2493, PAGE 685)

PARCEL
"E-2"

T.E.C.O.
(O.R. 2646,
PAGE 956)

HILLSBOROUGH
COUNTY PROPERTY
(O.R. 19827, PAGE 270)



WATERSET
PHASES 5A-2B AND 5B-1
(PLAT BOOK 138, PAGES 114-136)

Prepared By:
AMERRITT, INC.
LAND SURVEYING & MAPPING
Licensed Business Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
F:\WaterSet\Phase 98-2\CDD EXHIBIT-PH 98-2 CDD EXHIBIT

WATERSET PHASE 5B-2

EXHIBIT OF TRACTS TO BE CONVEYED TO THE CDD

Tab 5

Ownership and Encumbrance Property Information Report

Issuer: Attorneys' Title Fund Services, LLC

Recipient: Mahoney Law Group, P.A.

**Tampa Bay
1410 N. Westshore Blvd., Suite 600
Tampa, FL 33607-4525
(800)282-3830
(866)328-1884**

Fund File Number: 1127624

Agent's File Reference: Waterset/Phase 5B-2 CDD conveyances

Certified to: Hillsborough County

Effective Dates: ***From*** May 11, 1976 at 8:00 AM

To February 15, 2022 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Hillsborough County, Florida.

Tracts "B-40," "B-40A," "B-40B," "B-58" "B-59," "B-60," "B-61," and "B-62," according to the plat of WATERSET PHASE 5B-2, as recorded in Plat Book [139, Pages 189](#) through 202, inclusive, of the Public Records of Hillsborough County, Florida.

Apparent Title Vested in:

NNP-Southbend II, LLC, a Delaware limited liability company by Trustee's Deed and County Deed recorded in O.R. Book [14315, Page 602](#) and O.R. Book [24509, Page 1632](#), Public Records of Hillsborough County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Prepared Date: February 23, 2022

Prepared by: Mario Renderos

Phone Number: (800) 282-3830 x5512

Email Address: MRenderos@TheFund.com

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

Fund File Number: 1127624

ENCUMBRANCES

1. All matters contained on the Plat of WATERSET PHASES 5B-2, as recorded in Plat Book [139, Page 189](#), Public Records of Hillsborough County, Florida.
2. Mortgage to NASH Financing, LLC, mortgagee, recorded under O.R. Book [20888, Page 216](#), together with Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded in O.R. Book [25457, Page 531](#) and Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded in Clerk's File Number [2020546423](#) and [2021654447](#), Public Records of Hillsborough County, Florida.
3. UCC Financing Statement between NNP - Southbend II, LLC and NASH Financing, LLC as recorded in O.R. Book [25457, Page 538](#), Public Records of Hillsborough County, Florida.
4. Mortgage to NASH Financing, LLC, mortgagee, recorded in O.R. Book [24509, Page 1645](#), together with Modification of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing recorded in O.R. Book [25455, Page 1691](#), Public Records of Hillsborough County, Florida.
5. Notice of Establishment of The Waterset Central Community Development District recorded in O.R. Book [25358, Page 1865](#), together with Notice of Contraction of the Boundaries of Waterset Central Community Development District recorded in O.R. Book [26669, Page 750](#), Public Records of Hillsborough County, Florida.
6. Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Subordination of Interests recorded in O.R. Book [25764, Page 1123](#), Public Records of Hillsborough County, Florida.
7. Collateral Assignment and Assumption of Development and Contract Rights Relating to The Waterset Project recorded in O.R. Book [25764, Page 1139](#), Public Records of Hillsborough County, Florida.
8. Declaration of Consent to Jurisdiction of Waterset Central Community Development District and to Imposition of Special Assessments recorded in O.R. Book [25764, Page 1165](#), Public Records of Hillsborough County, Florida.
9. Agreement between Waterset Central Community Development District, and NNP-Southbend II, LLC Regarding the True-Up Payment of The Series 2018 Assessments recorded in O.R. Book [25764, Page 1151](#), Public Records of Hillsborough County, Florida.
10. Waterset Central Community Development District Notice of Special Assessments and government Lien of Record recorded in O.R. Book [25764, Page 1173](#), of the Public Records of Hillsborough County, Florida.
11. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 8, 2021, under Clerk's File Number [2021 - 342990](#), Public Records of Hillsborough County, Florida.
12. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 8, 2021, under Clerk's File Number [2021 - 343006](#), Public Records of Hillsborough County, Florida.
13. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 8, 2021, under

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

Fund File Number: 1127624

Clerk's File Number [2021 - 343007](#), Public Records of Hillsborough County, Florida.

14. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 8, 2021, under Clerk's File Number [2021 - 343024](#), Public Records of Hillsborough County, Florida.
15. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 8, 2021, under Clerk's File Number [2021 - 343026](#), Public Records of Hillsborough County, Florida.
16. Shown for information: Notice of Adoption of The Development Order for The Waterset Development of Regional Impact (DRI #266) recorded in O.R. Book [20368, Page 278](#), together with O.R. Book [22982, Page 1795](#) and O.R. Book [24483, Page 124](#), Public Records of Hillsborough County, Florida.
17. NOTE: Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by The Waterset Central Community Development District recorded in O.R. Book [26234, Page 1809](#), Public Records of Hillsborough County, Florida.

This report is based on a 30 year search of the captioned property.

This search is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

No Taxes Due under Folio Number 54165-6560 for 2021; there are no delinquent taxes outstanding for prior years.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Tab 6



Waterset Central CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2022-03-01

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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PONDS 70-75	7
PONDS 77-82	8
PONDS 83, 84	9
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Site: 55

Comments:

Site looks good

No issues observed at photo stations. Grasses remain minimal. Open water looked good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 56

Comments:

Treatment in progress

Minor algae displayed positive treatment results following last month's treatments. Minor grasses along perimeter noted.

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.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 58

Comments:

Treatment in progress
Minor algae along perimeter.
Native gulf spikerush looked good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 59

Comments:

Normal growth observed
Minor sub-surface algae present.
Normal growth of shoreline weeds present, which is common between treatment periods.

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. Clear of algae at photo station.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 63

Comments:

Scheduled-recurring
Moderate new growth of algae present. Submersed chara remains minor. Lake dye and beneficial bacteria treatments will be applied to reduce algae.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 64, 65

Comments:

Normal growth observed

Pond #64 (left) and #65 (right) noted with new growth of algae, which will be treated during our upcoming visits. New growth likely attributed to increased temperatures. Planting advised.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 66, 67

Comments:

Normal growth observed

Overall, Ponds #66 (left) looked good. Minimal sporadic algae present within Pond #67 (right).

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 68, 69

Comments:

Site looks good

Ponds #68 (left) and #69 (right) looked good with minimal algae and shoreline weeds.

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:

Submersed vegetation



Site: 72, 73

Comments:

Normal growth observed

Pond #72 (left) algae significantly reduced. And Pond #73 (right) noted algae developing on treated torpedograss.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 74, 75

Comments:

Requires attention

Ponds #74 (left) noted with moderate algae bloom. Pond #75 (right) looked good with minimal torpedograss along perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 77, 78

Comments:

Treatment in progress

Ponds #77 (left) and #78 (right) grasses treated. Pond #78 torpedograss removal scheduled for 3/09.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 79, 80

Comments:

Treatment in progress

Algae reduced within Pond #79 (left). Pond #80 (right) cattails displayed positive treatment results and are scheduled to be removed on 3/09.

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

Ponds #83 (left) and #84 (right) looked good. Shoreline weeds and algae reduced following treatment.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Management Summary

The waterway inspection for Waterset Central CDD was completed on March 1st, 2022 for all ponds.

Algae is anticipated within Florida lakes and ponds during the warmer months. Warmer temperatures and increased inflow of nutrients from stormwater runoff greatly enhance the growth rate of most aquatic vegetation. Native plants surrounding pond perimeters, and within littoral shelves, may enhance a pond's ability to contain recurring issues, such as Algae blooms and bank erosion. Today's inspection revealed algae within Ponds #56, 60, 63, 64, 65, 73 and 74, 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. A lake assessment is advised for ponds experiencing increased frequency of blooms to assess the root cause and to develop a tailored management plan specific to each pond.

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.

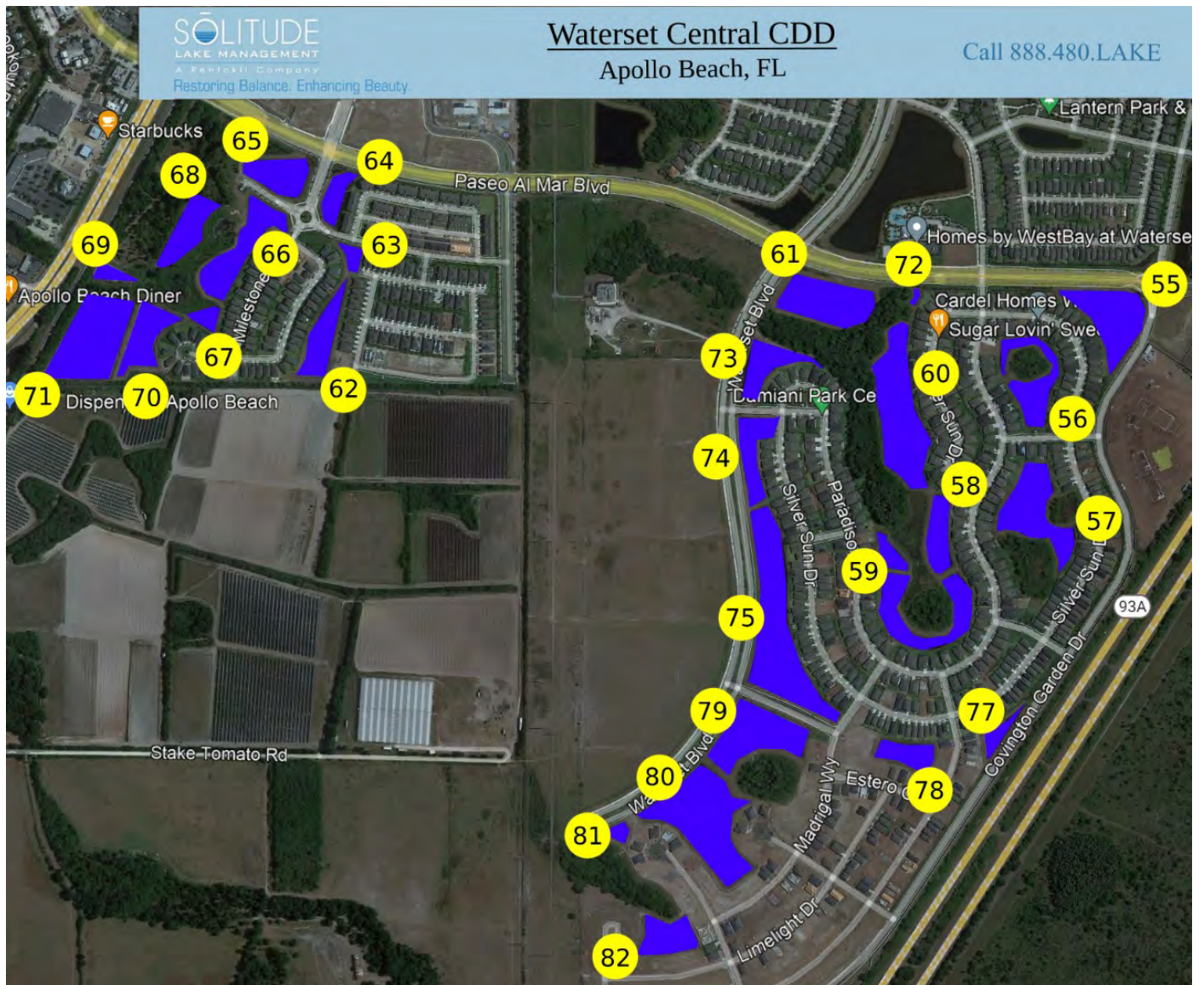
Ponds #78-84 were recently added to the maintenance visits and all displayed positive treatment results following last month's chemical applications. The Cattails within Ponds #80 and 81 were in the later stages of decomposition following last month's treatments.

Moderate midge activity was noted adjacent to Ponds #64 and 65. A midge fly survey is recommended to confirm larvae presence and determine lake stratification. A proposal may be generated upon request.

NOTE: Torpedogloss removal for Pond #78, and Cattail removal within Pond #80 are scheduled for 3/09.

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
55	Site looks good	Torpedograss	Routine maintenance next visit
56	Treatment in progress	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	Normal growth observed	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	Normal growth observed	Species non-specific	Routine maintenance next visit
66,67	Normal growth observed	Surface algae	Routine maintenance next visit
68,69	Site looks good	Species non-specific	Routine maintenance next visit
70,71	Normal growth observed	Submersed vegetation	Routine maintenance next visit
72,73	Normal growth observed	Surface algae	Routine maintenance next visit
74,75	Requires attention	Surface algae	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 7



BCI Entities, LLC

IRRIGATION REPORT

DATE: March 2, 2022

PROJECT: Waterset Central

RE: Irrigation System Maintenance

Routine maintenance was conducted throughout the month and any alarms detected by the Hunter IMMS software were addressed as quickly as possible.

In addition to routine maintenance, the following items were addressed:

- Increased ET percentages on turf areas to 100% in response to warmer than average temperatures.

Between February 1st and February 28th, the ET sensor located on 30th Street recorded 1.73" of ET and 0.72" of rain. There was one significant rainfall event of 0.25" or more, and that occurred on February 8th, when 0.43" was recorded. The site was shut down for a total of 3 days due to rain and cooler temperatures.

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 8

WATERSET CENTRAL

FIELD INSPECTION REPORT



February 15, 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 March, all St. Augustine & Bahia turf shall receive a second application of a pre-emergent herbicide. Additionally, all Celebration Bermudagrass shall receive an application of 375 lbs. (7+ – 50 lb. bags) of 21-0-0 fertilizer with a pre-emergent herbicide. Also, all Ornamentals shall receive an application of 3550 lbs. (71 – 50 lb. bags) of 8-10-10 fertilizer, and finally all Palms shall receive an application of 850 lbs. (17 – 50 lb. bags) of 8-0-12+4Mg fertilizer.
- ❑ **We should be safe for new landscape enhancements to be installed as well as winter cutbacks to commence on or near March 15th.**

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. All straps or lodge poles on the Shady Ladies or other trees around the Waterset Club (WC) pool deck need to be removed.
2. Scraggly Better John Bottlebrush are still in place on the WC pool decks. (Pic 2)



3. We need to keep our Lady Palms from suckering out beyond their original planting zone. They will eventually take over other plantings. (Pic 3>)
4. Hand pull Whisk Ferns at the bases of some of the trees on the WC pool decks. (Pic 4>)



Waterset Club, Goldcoast, Covington Garden Dr. Roundabout

5. Hand pull dead growth in the Walter's Viburnum surrounding the pool deck on the back side. This plant is not happy in this location, and we should look at replacing with a more suitable plant in the near future. Personally, I am not sure this plant is receiving enough water. It is fond of water and many times when I've dug down near these plant, the soil is dry.
6. Hand pull dead growth from the Crinum Lilies on the WC pool decks.
7. I called this in from the field – I've never seen water standing in this area between the basketball courts & sand volleyball court, even in the rainy season. BCI to inspect for a leak and make all necessary repairs. (Pic 7)



8. The Goldcoast lift station still needs to be detailed including the removal of a tall Brazilian Pepper.
9. **The southern tract of Phase 4 South is scheduled to be mowed the day after this inspection – Feb. 16th.**
10. The southern bank of the pond between Seair Dr. and Morningline Circle needs to be mowed every time. It appears this bank may have been neglected like the southern tract was. (see >)

11. Why is there a section of Sweet Viburnum along Goldcoast that is far behind those on either side? **Is this an irrigation clogged drip tube issue?** IS there a fungal or insect infestation? (Pic 11)



12. Crews to ensure the entire tract between the Sweet Viburnum and fence is being maintained.
13. There are still dead Ixora east of Waterset Blvd. on the south side of PAM south of the sidewalk.
14. **The SE corner of the PAM /Covington Garden Dr. (CGD) intersection needs detailed immediately.**
15. **There are still tufts of grass coming out many of the street sign pole bases.**
16. Trees still need to be lifted on the west side of CGD between PAM and Golden Sky.



Covington Garden Dr. South, Betel Palm, Reservoir, Waterline

17. Although the sidewalk has been replaced, little else has been done to correct the damage caused when this buffer was used to gain access to the rear of the house on Silver Sun backing up to CGD. (Pic 17)



18. Do we know when this irrigation material and dead trees will be removed by the GC? (Pic 18)



19. Awaiting a proposal for the removal & replacement of a dead Oak on the west side of CGD north of a fire hydrant north of Betel Palm. January 5th report. (Pic 19>)
20. Do we want to continue the periodic maintenance on the rear side of the wall on the east side of CGD? There are large volunteers taller than the wall.

21. Many of the ornamental grasses along CGD south of Betel Palm are inundated with a variety of weeds.
22. Tree strap removal and replacement of the new trees in the latest turnover was to begin the week of this inspection.

23. The tree rings along CGD have been allowed to fill in nearly to the trunk. These need to be re-defined, edged and detailed and mulched. This needs to be completed before any new mulch is ordered or installed.
24. Detail the west side of the wall behind the pond along CGD near Wayfarer.
25. Replacement palms have been installed in the newest area (5B-2). What is the irrigation duration and frequency? Some on the north side are not looking good. Pic 25c is on the south side of CGD near the end. (Pic 25a, b & c>)

26. Straighten tree on Reservoir at the intersection of Paradiso/Silver Sun. Root prune, if necessary. (Pic 26>>)

27. There are still two dead Sabals on the north and south sides of Waterline, each end. (Pics 27a & 27b>>)





<25a



<<26



<25b



<<27a



<25c



<<27b

Proposals

1. Sunrise to provide a proposal to apply mulch throughout the community. Please separate out the mulch quantity for the latest turnover in Phase 5B & 5B2. These areas may not be in need of mulch already.
2. Sunrise to provide a proposal to remove the lodge poles from the trees on WSBlvd. from PAM to Waterline, **unless Suggs is going to do it.**



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, February 10, 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
Pete Williams	Board Supervisor, Assistant Secretary
Lenny Wooster	Board Supervisor, Assistant Secretary

Also present were:

Jerry Whited	District Manager; Rizzetta & Company
Erin McCormick	District Counsel
Gabby Leendertz	Castle Management
Jeff Cane	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

**Consideration of Resignation of Seat
#5**

On a motion by Mr. Williams, seconded by Ms. King, the Board unanimously approved consideration of the resignation of Aaron Baker from seat #5 for the Waterset Central Community Development District.

On a motion by Mr. Williams, seconded by Ms. King, the Board unanimously approved to appoint Doug South to the Board for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape & Irrigation

i. Field Inspection Report

The Board considered the field inspection report. #12 was highlighted on the report.

The Board discussed best practices as it pertains to turf and plants during times of prolonged cold weather.

The Board considered the responses from the landscape vendor and irrigation vendor to the field inspection report.

There was a discussion about Sunrise billing and timely payments. The Board directed district management work with Sunrise to get any past invoices paid and to report back to the Board once the full events of what happened are discovered.

ii. Presentation of Waterway Inspection Report

The Board considered the waterway inspection report. A discussion about the 5B ponds took place. The Board directed district management to provide a timeline of events for the 5B ponds.

On a motion by Ms. King, seconded by Mr. Williams, the Board unanimously approved the engagement letter for audit services from Grau and Associates. for the Waterset Central Community Development District.

B. Clubhouse Manager

i. Presentation of Management Report

The Board received the Clubhouse Manager report.

On a motion by Ms. King, seconded by Mr. Williams, the Board unanimously approved the dates for the social committee for the Waterset Central Community Development District.

On a motion by Mr. Williams, seconded by Ms. King, the Board unanimously approved the tennis schedule for the Waterset Central Community Development District.

On a motion by Mr. Williams, seconded by Ms. King, the Board unanimously approved the pressure washing proposal from Richard Howard for the Waterset Central Community Development District.

A. 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 March 10, 2022 at 9:00 a.m.

B. District Engineer

Not present. No report.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held on
January 13, 2022**

On a motion by Ms. King, seconded by Mr. Williams, the Board unanimously approved the Minutes of the Board of Supervisors meeting held January 13th, 2022 as revised for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

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

On a motion by Mr. Williams, seconded by Ms. King, the Board unanimously approved ratification of the Operations & Maintenance expenditures of the district for December 2021 for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Update- District Counsel

The Board received the District Counsel update. A discussion about legislative topics ensued.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

The Board asked district management to send out emails from IT to help log back into their CDD email accounts.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. King, seconded by Ms. McMorrow, the Board unanimously approved to adjourn the meeting at 9:58 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 January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$90,785.45**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics Inc	2250	107362	Service Call - Scanners 12/21	\$ 164.00
Aimee Ranee Temple	2249	122921-Temple	Off Duty Patrol 12/29/21	\$ 111.00
Alvarez Plumbing and Air Conditioning	2243	17085	Service Call - Restroom 12/21	\$ 625.28
Ballenger & Company, Inc.	2228	21575	Irrigation Maintenance 12/21	\$ 5,481.00
Ballenger & Company, Inc.	2228	21598	Irrigation Repairs 12/21	\$ 549.00
Ballenger & Company, Inc.	2254	221042	Irrigation Maintenance 01/22	\$ 5,481.00
BOCC	ACH20210125-1	7687161865	Summary 12/21	\$ 1,105.60
Castle Management, LLC	2251	INS-1221-250	Insurance Reimbursement 12/21	\$ 297.00
Castle Management, LLC	2244	PREIM10-08-21-280	Payroll Pay Period 09/18-10/01/2021	\$ 4,634.00
Castle Management, LLC	2230	PREIM11-19-21-282	Payroll Pay Period 10/30/21-11/12/21	\$ 5,645.96
Castle Management, LLC	2230	PREIM12-03-21-283	Payroll Pay Period 11/13/2021-11/26/2021	\$ 4,881.41
Castle Management, LLC	2244	PREIM12-17-21-287	Payroll Pay Period 11/27/21-12/10/21	\$ 6,933.29

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Castle Management, LLC	2255	PREIM12-31-21-286	Payroll Pay Period 12/11/21-12/24/21	\$ 6,258.08
Daniel Pincay	2263	121321-Pincay	Off Duty Patrol 12/13/21	\$ 111.00
Daniel Pincay	2263	122721-Pincay	Off Duty Patrol 12/27/21	\$ 111.00
Erin McCormick Law, PA	2256	10557	General Legal Services 12/21	\$ 2,918.28
F Peter Williams	2267	PW011322	Board of Supervisors Meeting 01/13/22	\$ 200.00
F Peter Williams	2267	PW120921	Board of Supervisors Meeting 12/09/21	\$ 200.00
FitRev	2257	24692	Service Call - Fitness Equipment 01/22	\$ 899.40
Florida Department of Revenue	2245	39-8017823354-9 12/21	Sales & Use Tax Payable Quarterly	\$ 371.85
Florida Natural Gas	2258	588792ES	7281 Paradiso Drive Pool Heaters 11/21	\$ 1,006.79
Frontier	2259	813-741-0603-061118-5 01/22	Fios Internet 01/22	\$ 481.23
Heidt Design, LLC	2252	42789	Engineering Services 12/21	\$ 225.00
Hillsborough County Sheriff's Office	2260	43383	Administrative Fees 12/21	\$ 64.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync Studio, LTD	2246	20076	ADA Website Quarterly 01/22	\$ 384.38
J&S Plumbing, Inc.	2231	7284	Service Call - Clubhouse Restroom 12/21	\$ 389.00
Jerry Whited	2242	JW122221	Open Square Account	\$ 10.75
Karl J. Koudelka	2229	4112190	Access Cards 12/21	\$ 200.12
Municipal Asset Management, Inc.	2232	618340	Lease Payment on Fitness Equipment 12/21	\$ 1,323.91
Municipal Asset Management, Inc.	2261	618368	Lease Payment on Fitness Equipment 01/22	\$ 1,323.91
Nvirotect Pest Control Services	2234	251871	Monthly Pest Control #12545 12/21	\$ 185.00
Nvirotect Pest Control Services	2234	252375	Additional Service - Pest Control 12/21	\$ 135.00
Nvirotect Pest Control Services	2253	254260	Monthly Pest Control #12545 01/22	\$ 185.00
Nvirotect Pest Control Services	2253	254799	Additional Service - Pest Control 01/22	\$ 135.00
OnSight Industries LLC	2262	006-21-310071-1	Straighten Stop Signs 12/21	\$ 355.00
Payne Air Conditioning & Heating Inc	2235	680271	HVAC - Replace Circuit Board 11/21	\$ 706.82

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RB Owens Electric Inc.	2247	20213354	Replace (6) Ceiling Fans 11/21	\$ 900.00
Republic Services	2236	0696-000995127	(1) Waste & (1) Recycle Container Service 01/22	\$ 310.58
Rizzetta & Company, Inc.	2237	INV0000064521	District Management Fees 01/22	\$ 4,863.50
Rizzetta & Company, Inc.	2264	INV0000064802	Annual Dissemination Services FY21/22	\$ 5,000.00
Skyway Supply, Inc.	2248	52613	Dog Waste Bags 01/22	\$ 283.80
Solitude Lake Management, LLC	2238	PI-A00722716	Monthly Lake & Wetland Service 12/21	\$ 3,497.00
Solitude Lake Management, LLC	2265	PI-A00738549	Monthly Lake & Wetland Service 01/22	\$ 3,497.00
Suncoast Pool Service	2239	7350	Monthly Pool Service 06/21	\$ 1,850.00
Suncoast Pool Service	2239	7859	Monthly Pool Service 12/21	\$ 1,850.00
Suncoast Pool Service	2266	7956	Monthly Pool Service 01/22	\$ 1,850.00
Sunrise Landscape	2240	3237	Fertilize Palms 11/21	\$ 3,999.00
Sunrise Landscape	2240	3238	Pest Control 11/21	\$ 530.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	ACH20210119-1	Summary Bill 12/21	Summary Bill 12/21	\$ 3,329.18
Waterset Central CDD	CD050	CD050	Debit Card Replenishment	\$ 3,512.70
Waterset Central CDD	CD049	CD049	Debit Card Replenishment	<u>\$ 1,423.63</u>
Report Total				<u><u>\$ 90,785.45</u></u>

ACCURATE ELECTRONICS, INC.

Invoice

(727) 533-0295 * Fax (727)518-1995
9225 Ulmerton Road
Suite 410
Largo, FL 33771

Date	Invoice #
12/30/2021	107362

Bill To
WATERSET CENTRAL CDD C/O AMANDA KING 3434 COLWELL AVE, SUITE 200 TAMPA, FL 33614

Ship To
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
GABRIELLE LEE...	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 12/29/2021 AT 10:40AM BY GABRIELLE LEENDERTZ AT (813) 677-2114 (WO-5339) THE TENNIS COURT SCANNER IS FALLING OFF OF THE FENCE. THE BASKET BALL COURT DOOR IS NOT AUTOMATICALLY CLOSING OR REMAINING CLOSED. THE FITNESS CENTER OUTSIDE DOOR THE SCANNER IS LOOSE.</p> <p>PROBLEM FOUND: 12/30/2021 AT 7:30 AM The tennis court card reader cover has fallen off, the basketball court gate closer is in need of adjustment, and the fitness center door card reader cover is in need of another screw.</p> <p>ACTION TAKEN: 1) Upon arrival the technician attached the tennis court card reader cover, tightened, and added a silicone seal around the cover. 2) At the basketball court gate the technician tightened the spring on the closer so that the gate will close more firmly. 3) At the fitness room the technician removed the card reader cover from the wall. the technician found that a screw was missing from the mounting plate. The technician added a screw and secured the plate onto the wall. The technician placed the cover back on and tightened the set screw. 4) At this time the tennis court scanner, basketball court gate, and fitness center outside door are now working properly.</p>		
1	TRIP CHARGE	55.00	55.00
1	TECH SERVICES 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	109.00	109.00
	7% Sales tax rate	7.00%	0.00
	Date Rec'd Rizzetta & Co., Inc. 1/12/22		
	D/M approval <i>JW</i> Date 01-18-22		
	Date entered 01/13/22		
	Total		\$164.00

Thank you for your business. Fund 001 GL 57200 OC 4911
Check #

Payments/Credits \$0.00

Balance Due \$164.00

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

DATE: 12/29/2021

DURING MY PATROL OF WATERSSET, I DID NOT OBSERVE ANY CRIMINAL OR SUSPICIOUS ACTIVITY. I PATROLLED DURING THE HOURS OF 6PM-9PM.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
3 HOURS	SECURITY / PATROL	\$37/HOUR	\$111
Date Rec'd Rizzetta & Co., Inc. <u>01/04/22</u>			
D/M approval <u><i>ju</i></u> Date <u>01-11-22</u>			
Date entered <u>1/7/22</u>		SUBTOTAL	\$111
Fund <u>001</u> GL <u>52900</u> OC <u>3307</u>		SALES TAX	
Check # <u></u>		SHIPPING & HANDLING	
		TOTAL DUE	\$148

THANK YOU FOR YOUR BUSINESS!



1623 S. 51st Street
Tampa, FL 33619-5327

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1813675

BILL TO

Waterset Central CDD
9428 Camden Field Parkway
Riverview, FL 33578 USA

INVOICE
17085

INVOICE DATE
Dec 28, 2021

JOB ADDRESS

Waterset Central CDD
7281 Paradiso Drive #Clubhouse
Apollo Beach, FL 33572 USA

Terms: Net 30
Completed Date: 12/28/2021
Payment Term: Net 30
Due Date: 1/27/2022

DESCRIPTION OF WORK

12/28/2021 - APAC arrived at the Clubhouse to diagnose a leaking toilet in the unisex bathroom. Upon entering bathroom immediately smelled waste. Upon inspection of toilet noticed that water had broken through the caulk seal and from underneath the closet bolt caps. APAC pulled the toilet and removed the worn wax ring and closet bolts. Cleaned the bottom of toilet bowl to remove old caulk and some of the wax ring that remained. Reset toilet with new wax ring, closet bolts and supply line. Sealed toilet to floor with grout. Replaced worn slow filling fill valve and. Flush pressure in the tank was weak and the dual flapper flush system needed adjustment. While here it was also brought to the technician's attention that there was concern of a leak in the women's restroom at the Splash Zone. APAC inspected the area between the women's bathroom sinks and determined it was a stain from the soap dispenser. The same stain was found at a separate dispenser in the bathroom and also there were two stains from soap dispensers in the men's restroom. No further issues at this time. Job complete.

SS0104

Date Rec'd Rizzetta & Co., Inc. 01/04/22
D/M approval *JW* Date 01-10-22
Date entered 01/07/22
Fund 001 GL 57200 OC 4701
Check #

SUB-TOTAL \$625.28
TOTAL DUE \$625.28
BALANCE DUE \$625.28

Thank you for choosing Alvarez Plumbing

CUSTOMER AUTHORIZATION

I, the undersigned, am the owner/authorized representative of the premises at which work is to be done. I hereby authorize you to enter and perform service for a Diagnosis / Solution and to use such labor and materials as you deem advisable. I acknowledge and agree to the \$49 Dispatch Fee which will be waived if estimated services are accepted. I understand that the property owner/manager is responsible for locating utilities if required. Alvarez Plumbing & Air Conditioning is not responsible for any type of pre-existing plumbing, fixtures, or damage, nor is Alvarez responsible for patch work, landscaping, or other unforeseen circumstances (acts of god) that may arise while conducting work. A monthly service charge of 1.5% will be added to all balances after 30 days. If placed for collections, I agree to pay for all attorney fees, court costs, and collection agency fees. If my check is returned, I will be liable for the returned check fees according to Florida

Statutes 65.065, plus the face value of the check and court costs. I have read and agree to all the terms and conditions set forth.



Sign here

Date 12/28/2021

CUSTOMER ACKNOWLEDGEMENT

I find the service and materials rendered and installed in connection with the above work mentioned to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "Total" be the total and complete flat rate I minimum charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action. I acknowledge that I have read and received a legible copy of the contract.

GUARANTEES:

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or used outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.



Sign here

Date 12/28/2021

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 21575
DATE 12/18/2021
TERMS Net 30
DUE DATE 01/17/2022

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

December Irrigation Maintenance

BALANCE DUE

\$5,481.00

Date Rec'd Rizzetta & Co., Inc. 12/24/21
D/M approval ju Date 1-4-22
Date entered 12/30/21
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

21598

DATE

12/01/2021

TERMS

Net 30

DUE DATE

12/31/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/10/2021	Irrigation repairs	Waterset Central mainline repair at PAM and Milestone	1	549.00	549.00

BALANCE DUE

\$549.00

Date Rec'd Rizzetta & Co., Inc. 12/29/21

D/M approval JW Date 1-4-22

Date entered 12/30/21

Fund 001 GL 53900 OC 4609

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 221042
DATE 01/18/2022
TERMS Net 30
DUE DATE 02/17/2022

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

January Irrigation Maintenance

BALANCE DUE

\$5,481.00

Date Rec'd Rizzetta & Co., Inc. 1/18/22
D/M approval *ju* Date 1-24-22
Date entered 1/20/22
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	01/18/2022	02/08/2022



Date Rec'd Rizzetta & Co., Inc. 01/21/22
 D/M approval JW Date 1-24-22
 Date entered 01/21/22
 Fund 001 GL 53600 OC 4301 \$520.90
 Check # 4310 \$584.70

Summary of Account Charges

Previous Balance	\$1,471.98
Net Payments - Thank You	\$-1,471.98
Bill Corrections	\$-73.12
Total Account Charges	\$1,178.72
AMOUNT DUE	\$1,105.60

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

8,041 8

DUE DATE	02/08/2022
AMOUNT DUE	\$1,105.60
AMOUNT PAID	

0076871618658

00001105600



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 6116 SEA AIR DR

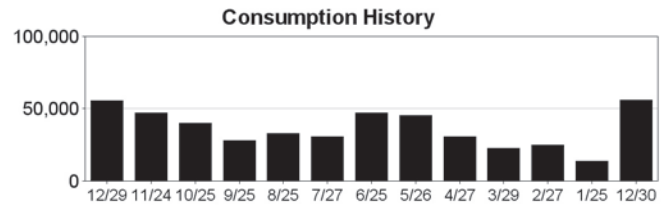
M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	11/24/2021	5916	12/29/2021	6473	55700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$15.50

Total Service Address Charges \$15.50



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

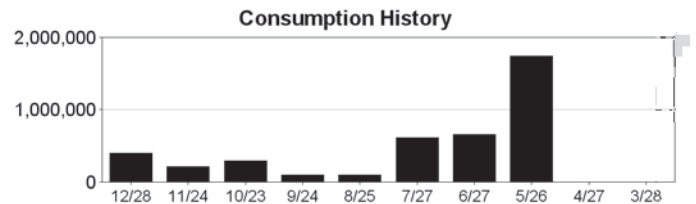
M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	11/24/2021	37172	12/28/2021	41201	402900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$79.95

Total Service Address Charges \$79.95





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5910 COVINGTON GARDEN DR

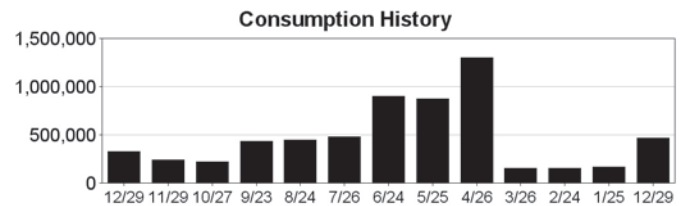
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	11/23/2021	150861	12/29/2021	154770	390900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$136.29

Total Service Address Charges \$136.29



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7533 PARADISO DR-RECLAIM

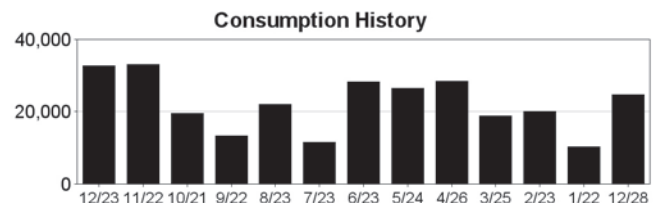
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	11/22/2021	4187	12/23/2021	4515	32800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$11.07

Total Service Address Charges \$11.07





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7301 PARADISO DR

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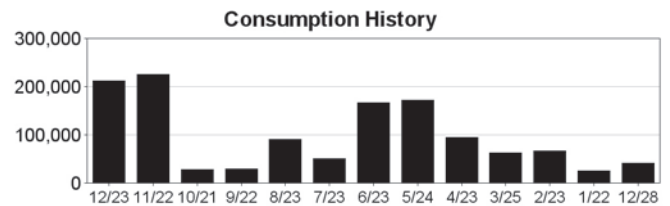
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	11/22/2021	35295	12/23/2021	37416	212100 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$34.61

Total Service Address Charges \$34.61

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7281 PARADISO AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	11/23/2021	16560	12/28/2021	17074	51400 GAL	ACTUAL	WATER
54230101	11/23/2021	11978	12/28/2021	12020	4200 GAL	ACTUAL	WATER
60998080	11/23/2021	105680	12/28/2021	107875	219500 GAL	ESTIMATED	RECLAIM

Service Address Charges

Customer Service Charge \$4.98

Purchase Water Pass-Thru \$167.91

Water Base Charge \$44.86

Water Usage Charge \$98.52

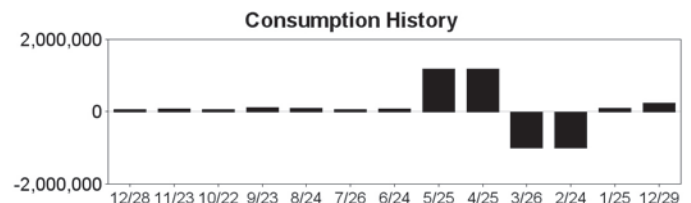
Sewer Base Charge \$83.70

Sewer Usage Charge \$22.64

Reclaimed Water Charge \$35.65

Total Service Address Charges \$458.26

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7030 RESERVOIR CT-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111733	11/22/2021	98901	12/23/2021	102082	318100 GAL	ESTIMATED	RECLAIM

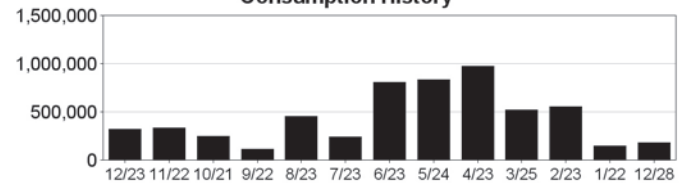
Service Address Charges

Reclaimed Water Charge \$59.29

Total Service Address Charges \$59.29

An estimated read was used to calculate your bill

Consumption History



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

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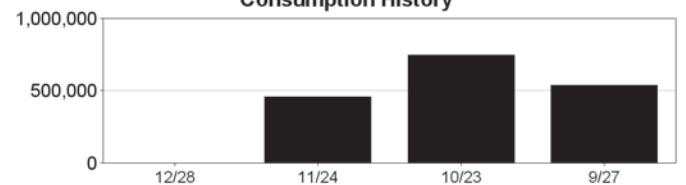
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	11/24/2021	21751	12/28/2021	21770	1900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$5.19

Total Service Address Charges \$5.19

Consumption History





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7054 RESERVOIR CT-RECLAIM

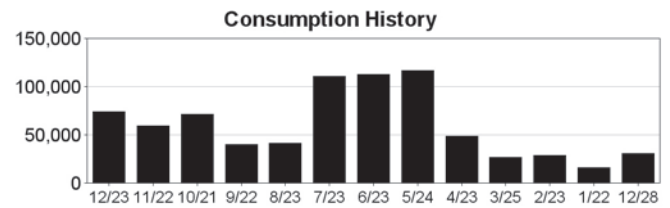
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	11/22/2021	23355	12/23/2021	24095	74000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$15.35

Total Service Address Charges \$15.35



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

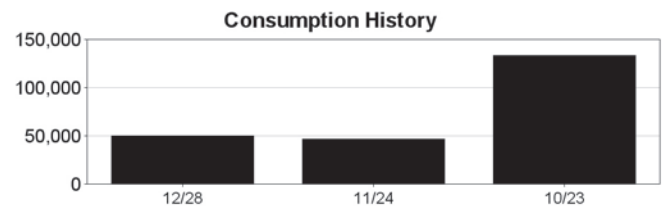
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11675756	11/24/2021	1840	12/28/2021	2339	49900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$15.00

Total Service Address Charges \$15.00





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

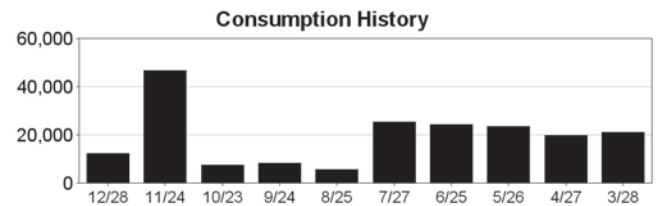
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	11/24/2021	1819	12/28/2021	1941	12200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.63

Total Service Address Charges \$6.63



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5521 SILVER SUN DR

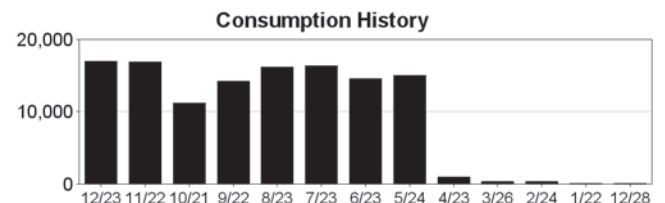
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	11/22/2021	3655	12/23/2021	3825	17000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.50

Total Service Address Charges \$7.50





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

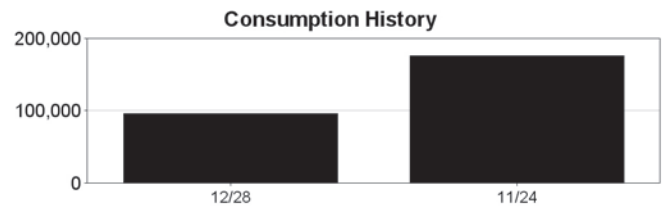
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907326	11/24/2021	3082	12/28/2021	4040	95800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$53.39

Total Service Address Charges \$53.39



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

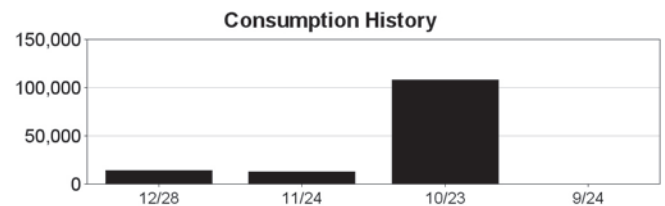
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11321094	11/24/2021	1210	12/28/2021	1349	13900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.87

Total Service Address Charges \$6.87





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

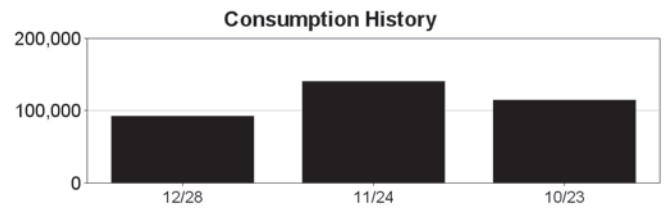
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907327	11/24/2021	2663	12/28/2021	3585	92200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$36.69

Total Service Address Charges \$36.69



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7306 GOLDEN SKY CT

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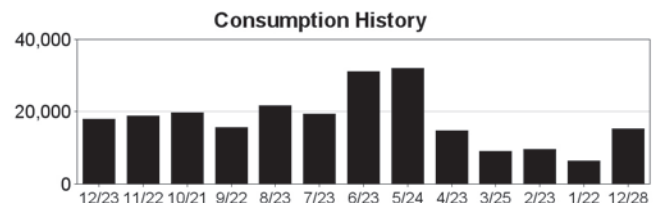
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	11/22/2021	6079	12/23/2021	6259	18000 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.57

Total Service Address Charges \$7.57

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 7020 SAGUARO WAY-RECLAIM

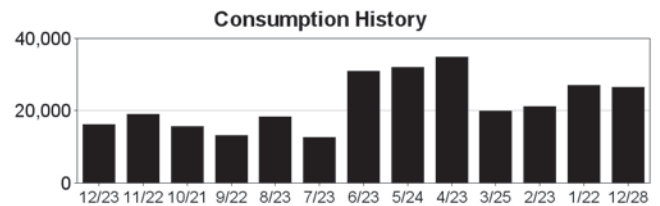
M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	11/22/2021	6889	12/23/2021	7050	16100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.17

Total Service Address Charges \$7.17



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

Service Address: 6112 SEA AIR DR

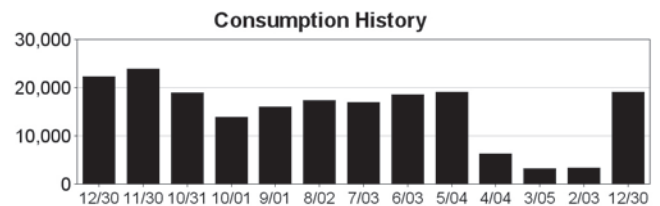
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	11/24/2021	2545	12/30/2021	2813	26800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.55

Total Service Address Charges \$9.55





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

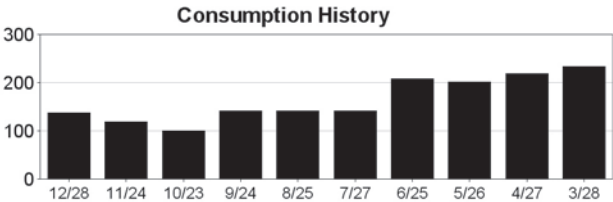
Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	11/24/2021	1508	12/28/2021	1646	138 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	01/18/2022	02/08/2022

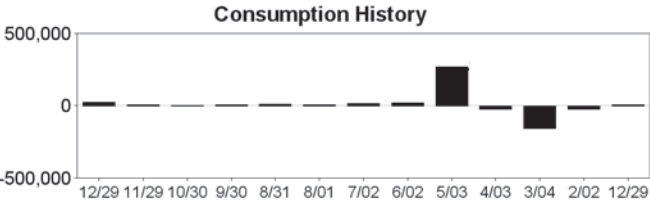
Service Address: 7310 BETEL PALM CT

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	11/23/2021	4237	12/29/2021	4512	27500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$83.05
Water Base Charge	\$12.43
Water Usage Charge	\$70.95
Total Service Address Charges	\$171.41





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/18/2022	02/08/2022

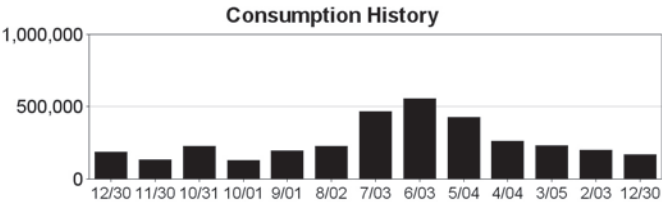
Service Address: 6060 MILESTONE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	11/24/2021	111001	12/30/2021	113256	225500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$36.49
Total Service Address Charges	\$36.49





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

Document No:INS-1221-250
Document Date:12/31/2021

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$297.00

Date	Description	Amount
12/31/2021	Insurance Reimbursement Caley Chevalier, Ann ASTPM	\$198.00
12/31/2021	Insurance Reimbursement Mallard, Scott MAINT	\$99.00

Report Totals

Date Rec'd Rizzetta & Co., Inc. 1/12/22
D/M approval JW Date 01-18-22
Date entered 1/13/22
Fund 001 GL 57200 OC 3305
Check #

Billing: \$297.00
Total Sales Tax: \$0.00
Balance Due: **\$297.00**



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

Document No:PREIM10-08-21-280
Document Date:10/08/2021
Date Printed:10/19/2021

Association: Waterset Central Community Development District Facilities Manag

Pay Period: 09/18/2021 - 10/01/2021

Total Due: \$4,634.00

Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Schenk, Sarah ADMINA	OT	1.75	\$35.44	36.00%	\$48.20
Schenk, Sarah ADMINA	REG	78.75	\$1,063.13	36.00%	\$1,445.85
Caley Chevalier, Ann ASTPM	REG	24.00	\$435.84	26.00%	\$549.16
Caley Chevalier, Ann ASTPM	PTO2	8.00	\$134.64	26.00%	\$169.65
Ivey, James MAINT	REG	18.00	\$306.00	36.00%	\$416.16
Mallard, Scott MAINT	REG	17.60	\$271.92	36.00%	\$369.81
Mallard, Scott MAINT	OT	0.40	\$9.27	36.00%	\$12.61
Watson, Christian POOLA	REG	62.25	\$622.50	36.00%	\$846.60
Davis, Gabrielle H. PRMGR	REG	16.00	\$615.84	26.00%	\$775.96

Report Totals

Billing: \$4,634.00
Total Sales Tax: \$0.00
Balance Due: **\$4,634.00**

Date Rec'd Rizzetta & Co., Inc. 01/04/22

D/M approval JW Date 01-10-22

Date entered 01/07/21

Fund 001 GL 57200 OC 3305

Check #



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

Document No:PREIM11-19-21-282
Document Date:11/19/2021
Date Printed:12/01/2021

Association: Waterset Central Community Development District Facilities Manag

Pay Period: 10/30/2021 - 11/12/2021

Total Due: \$5,645.96

Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Schenk, Sarah ADMINA	PTO	8.00	\$116.00	36.00%	\$157.76
Schenk, Sarah ADMINA	REG	71.00	\$1,029.50	36.00%	\$1,400.12
Schenk, Sarah ADMINA	OT	1.00	\$21.75	36.00%	\$29.58
Caley Chevalier, Ann ASTPM	REG	32.00	\$615.36	26.00%	\$775.35
Torres Lopez, Jarielys BAR	REG	8.00	\$80.00	36.00%	\$108.80
Mallard, Scott MAINT	REG	15.85	\$253.60	36.00%	\$344.90
Mallard, Scott MAINT	OT	0.10	\$2.40	36.00%	\$3.26
Rodriguez, Alberto MAINT	OT	0.25	\$5.63	36.00%	\$7.65
Rodriguez, Alberto MAINT	REG	80.00	\$1,200.00	36.00%	\$1,632.00
Edwards, Samuel POOLA	REG	16.00	\$176.00	36.00%	\$239.36
Watson, Christian POOLA	REG	10.00	\$105.00	36.00%	\$142.80
Davis, Gabrielle H. PRMGR	REG	16.00	\$638.40	26.00%	\$804.38

Report Totals

Billing: \$5,645.96
Total Sales Tax: \$0.00
Balance Due: \$5,645.96

Date Rec'd Rizzetta & Co., Inc. 12/23/21

D/M approval JW Date 1-4-22

Date entered 12/30/21

Fund 001 GL 57200 OC 3305

Check # _____



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

Document No:PREIM12-03-21-283
Document Date:12/03/2021
Date Printed:12/16/2021

Association: Waterset Central Community Development District Facilities Manag

Pay Period: 11/13/2021 - 11/26/2021

Total Due: \$4,881.41

Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Schenk, Sarah ADMINA	HOL	16.00	\$232.00	36.00%	\$315.52
Schenk, Sarah ADMINA	REG	63.50	\$920.75	36.00%	\$1,252.22
Caley Chevalier, Ann ASTPM	REG	24.00	\$461.52	26.00%	\$581.52
Caley Chevalier, Ann ASTPM	HOL	8.00	\$153.84	26.00%	\$193.84
Mallard, Scott MAINT	REG	15.95	\$255.20	36.00%	\$347.07
Rodriguez, Alberto MAINT	REG	56.25	\$843.75	36.00%	\$1,147.50
Edwards, Samuel POOLA	REG	16.00	\$176.00	36.00%	\$239.36
Davis, Gabrielle H. PRMGR	REG	16.00	\$638.40	26.00%	\$804.38

Report Totals

Billing: \$4,881.41
Total Sales Tax: \$0.00
Balance Due: **\$4,881.41**

Date Rec'd Rizzetta & Co., Inc. 12/23/21
D/M approval JW Date 1-4-22
Date entered 12/30/21
Fund 001 GL 57200 OC 3305
Check # _____



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

Document No:PREIM12-17-21-287
Document Date:12/17/2021
Date Printed:12/29/2021

Association: Waterset Central Community Development District Facilities Manag

Pay Period: 11/27/2021 - 12/10/2021

Total Due: \$6,933.29

Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Schenk, Sarah ADMINA	OT	2.00	\$45.74	26.00%	\$57.63
Schenk, Sarah ADMINA	REG	77.25	\$1,178.06	26.00%	\$1,484.36
Caley Chevalier, Ann ASTPM	REG	32.00	\$615.36	26.00%	\$775.35
Torres Lopez, Jarielys BAR	REG	8.00	\$80.00	36.00%	\$108.80
Torres Lopez, Jarielys BAR	OT	0.25	\$3.75	36.00%	\$5.10
Mallard, Scott MAINT	REG	79.75	\$1,276.00	36.00%	\$1,735.36
Rodriguez, Alberto MAINT	REG	80.00	\$1,200.00	36.00%	\$1,632.00
Edwards, Samuel POOLA	REG	8.00	\$88.00	36.00%	\$119.68
Watson, Christian POOLA	REG	14.75	\$154.88	36.00%	\$210.63
Davis, Gabrielle H. PRMGR	VAC1	8.00	\$319.20	26.00%	\$402.19
Davis, Gabrielle H. PRMGR	REG	8.00	\$319.20	26.00%	\$402.19

Report Totals

Date Rec'd Rizzetta & Co., Inc. 01/04/22
D/M approval JW Date 01-10-22
Date entered 1/07/22
Fund 001 GL 57200 OC 3305
Check # _____

Billing: \$6,933.29
Total Sales Tax: \$0.00
Balance Due: \$6,933.29



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

Document No:PREIM12-31-21-286
Document Date:01/01/2022
Date Printed:01/12/2022

Association: Waterset Central Community Development District Facilities Manag

Pay Period: 12/11/2021 - 12/24/2021

Total Due: \$6,258.08

Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Schenk, Sarah ADMINA	HOL	8.00	\$122.00	26.00%	\$153.72
Schenk, Sarah ADMINA	REG	63.75	\$972.19	26.00%	\$1,224.96
Schenk, Sarah ADMINA	OT	3.75	\$85.80	26.00%	\$108.11
Caley Chevalier, Ann ASTPM	PTO	6.00	\$115.38	26.00%	\$145.38
Caley Chevalier, Ann ASTPM	HOL	8.00	\$153.84	26.00%	\$193.84
Caley Chevalier, Ann ASTPM	REG	66.00	\$1,269.18	26.00%	\$1,599.17
Torres Lopez, Jarielys BAR	REG	8.00	\$80.00	36.00%	\$108.80
Edwards, Samuel MAINT	REG	16.00	\$176.00	36.00%	\$239.36
Mallard, Scott MAINT	OT	0.10	\$2.40	36.00%	\$3.26
Mallard, Scott MAINT	REG	9.05	\$144.80	36.00%	\$196.93
Mallard, Scott MAINT	HOL	1.60	\$25.60	36.00%	\$34.82
Rodriguez, Alberto MAINT	REG	65.25	\$978.75	36.00%	\$1,331.10
Watson, Christian POOLA	REG	8.00	\$84.00	36.00%	\$114.24
Davis, Gabrielle H. PRMGR	REG	14.40	\$574.56	26.00%	\$723.95

Davis, Gabrielle H.
PRMGR

Date Rec'd Rizzetta & Co., Inc. 1/13/22

D/M approval *JW* Date 1-24-22

Report Totals Date entered 1/18/22

Fund 001 GL 57200 OC 3305

Check #

Billing: \$6,258.08
Total Sales Tax: \$0.00
Balance Due: \$6,258.08

INVOICE

DATE

December 28, 2021

INVOICE NO

03

Deputy Daniel Pincay

(813)247-0455

INVOICE TO

Waterset Central CDD

7281 Paradiso Drive, Apollo Beach,

FL 33572

(813)677-2114

watersetmanager@castlegroup.com

OFF DUTY SHIFT

WATERSET CENTR

PAYMENT TERMS

12/30/2021

Due on Receipt

QUANTITY

DESCRIPTION

UNIT PRICE

LINE TOTAL

Off-Duty Deputy

December 13, 2021 1800-2100

\$37.00 / hr.

\$111.00

Off-Duty Deputy

December 27, 2021 1800-2100

\$37,00 / hr.

\$111.00

Date Rec'd Rizzetta & Co., Inc. 1/13/22

D/M approval JW Date 1-24-22

Date entered 01/18/22

Fund 001 GL 52900 OC 3307

Check #

Subtotal	\$222.00
Sales Tax	0.00
Total	\$222.00



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;

lscock@rizzetta.com

Invoice Date	Invoice Number
01/14/2022	10557
Terms	Service Through
	01/14/2022

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
12/02/2021	Erin R McCormick	Review of Agenda and back up materials for Board of Supervisors meeting;	0.50	\$ 195.00
12/05/2021	Erin R McCormick	Review of email from Tim Plate regarding stormwater facilities report;	0.10	\$ 39.00
12/06/2021	Erin R McCormick	Review of email from Gabrielle Leendertz regarding use of facilities and respond; email to Gabrielle Leendertz regarding cultural event to be held at Reservoir Park and issues concerning vendors/contractors, parking and District staff present at event; prepare reservation form for use of Reservoir Park; email to Gabrielle Leendertz regarding insurance, parking requirements, and staffing and review response; email to Gabrielle Leendertz, Jerry Whited and Amanda King regarding above;	1.70	\$ 663.00
12/09/2021	Erin R McCormick	Attend Waterset Central CDD meeting	1.30	\$ 507.00
12/30/2021	Erin R McCormick	Review tentative agenda for January Board meeting;	0.20	\$ 78.00
01/12/2022	Erin R McCormick	Review of Agenda, minutes and backup materials and prepare for Board of Supervisors meeting;	1.00	\$ 405.00
01/13/2022	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	2.50	\$ 1,012.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
------	----	----------	--------

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
01/14/2022	10557
Terms	Service Through
	01/14/2022

01/13/2022	Erin R McCormick	Mileage and tolls to and from Board meeting	\$ 18.78
------------	---------------------	---	----------

Date Rec'd Rizzetta & Co., Inc. 1/17/22
D/M approval JW Date 1-24-22
Date entered 1/18/22
Fund 001 GL 51400 OC 3107
Check # _____

Total Hours	7.30 hrs
Total Work	\$ 2,899.50
Total Expenses	\$ 18.78
Total Invoice Amount	\$ 2,918.28
Previous Balance	\$ 3,177.16
12/7/2021 Payment - Check	(\$3,177.16)
Balance (Amount Due)	\$ 2,918.28

**WATERSET CENTRAL CDD
SUPERVISOR PAY REQUEST**

Meeting Date: January 13, 2022

Name of Board Supervisor	Check if present	Check if paid	
Aaron Baker			
Amanda King	✓	✓	entered
Lynda McMorrow	✓	✓	
Larry Woster	✓	✓	
Pete Williams	✓	✓	entered

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:05
Meeting End Time:	10:12
Total Meeting Time:	1:07

Time Over <u>030</u> Hours:	<u>0</u>
-----------------------------	----------

Total at \$175 per Hour:	
--------------------------	--


Date Rec'd Rizzetta & Co., Inc. 1/17/22

D/M approval JW Date 1-24-22

Date entered 1/20/22 1/21/22

Fund 001 GL 51100 OC 1101

Check # _____

DM Signature: 

Please forward copy to _____ for BOS payment and to
_____ for extended meeting hours.

**WATERSET CENTRAL CDD
SUPERVISOR PAY REQUEST**

Meeting Date: December 9, 2021

Name of Board Supervisor	Check if present	Check if paid
Aaron Baker		
Amanda King	✓	✓
Lynda McMorrow	✓	✓
Larry Woster	✓	✓
Pete Williams		

PW120921

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:01
Meeting End Time:	10:10
Total Meeting Time:	1:11
Time Over <u>3</u> () Hours:	<u>0</u>
Total at \$175 per Hour:	

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

D/M approval _____ Date _____

Date entered 01/21/22

Fund 001 GL 51100 OC 1101

Check # _____

DM Signature: 

Please forward copy to _____ for BOS payment and to
_____ for extended meeting hours.



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

Invoice

Date	Invoice #
1/18/2022	24692

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 22585	Net 30	JR

Item	Description	Qty	Rate	Amount
Parts	PRECOR TREADMILL SN# AAPBD25180025	1	490.40	490.40T
Parts	RUNNING BELT (303765105)	1	225.00	225.00T
Parts	PRECOR BICEP/TRICEP EXT	1	72.00	144.00
Labor	CURL PAD	2	40.00	40.00
Freight Sales (INV)	Labor			
	Freight Charges are subject to change (freight for belt \$21.92)			
Date Rec'd Rizzetta & Co., Inc. <u>1/19/22</u> D/M approval <u>JW</u> Date <u>1-24-22</u> Date entered <u>1/20/22</u> Fund <u>001</u> GL <u>57200</u> OC <u>4614</u> Check # _____				

Subtotal		\$899.40
Sales Tax (0.0%)		\$0.00
Total		\$899.40
Payments/Credits		\$0.00
Balance Due		\$899.40

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.

	DOLLARS				CENTS
1. Gross Sales (Do not include tax)				4958	05
2. Exempt Sales (Include these in Gross Sales, Line 1)					
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)				4958	05
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				371	85
5. Less Lawful Deductions					
6. Less DOR Credit Memo					
7. Net Tax Due				371	85
8. Less Collection Allowance or Plus Penalty and Interest					
9. Amount Due With Return (Enter this amount on front)				371	85

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer Tammy Judd Date 813-793-8806 Telephone #
Signature of Preparer _____ Date _____ Telephone #

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
B. Total Discretionary Sales Surtax Due ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ 74.37

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

Florida Sales and Use Tax Return
Reporting Period

DR-15EZ
R. 01/20

Certificate Number: 39-8017823354-9
Surtax Rate: .0250

OCT-DEC 2021

HD/PM DATE:

☐ ☐ / ☐ ☐ / ☐ ☐

WATERSET CENTRAL COMMUNITY DEVELOPMENT D
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Amount Due From Line 9
On Reverse Side

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ 371.85

Due: JAN 01 2022
Late After: JAN 20 2022

0500 0 20211231 0001003043 4 4000001782 3354 9

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JW Date 1-11-22
Date entered 01/11/22
Fund 001 GL 20201 OC _____
Check # _____



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

Date Rec'd Rizzetta & Co., Inc. 1/14/22
D/M approval JW Date 1-24-22
Date entered 1/18/22
Fund 001 GL 53200 OC 4304
Check # _____

Billing Group #:	39057
Invoice Date:	January 13, 2022
Invoice #:	588792ES
Due Date:	February 07, 2022
Current Charges:	\$1,006.79
Last Payment:	\$142.20
Payment Date:	December 31, 2021
Prior Balance Due:	\$0.00
Total Amount Due:	\$1,006.79

Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	10/28/21 - 11/29/21	1,180.00	\$873.20
Fuel	10/28/21 - 11/29/21	32.49	\$24.04
Commodity Charges Sub Total:		1,212.49	\$897.24
Transportation			\$103.60
Transportation Charges Sub Total:			\$103.60
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$1,006.79
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$1,006.79

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:	January 13, 2022
Invoice #:	588792ES
Due Date:	February 07, 2022
Current Charges:	\$1,006.79
Last Payment:	\$142.20
Payment Date:	December 31, 2021
Prior Balance Due:	\$0.00
Total Amount Due:	\$1,006.79
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. _____
D/M approval JW Date 1-24-22
Date entered _____
Fund _____ GL _____ OC _____
Check # _____



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

Page 2 of 2

Invoice #: 588792ES

Account Detail

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

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	10/28/21 - 11/29/21	1,180.00	\$0.7400	\$873.20
Fuel	10/28/21 - 11/29/21	32.49	\$0.7400	\$24.04
Totals:		1,212.49		\$897.24

Transportation Charges				
Description		Units	Price	Cost
Transportation		1,180.00	\$0.0878	\$103.60
Totals:				\$103.60

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: \$1,006.79



Date Rec'd Rizzetta & Co., Inc. 01/17/22
D/M approval JW Date 1-24-22
Date entered 01/18/22
Fund 001 GL 57200 OC 4702
Check # _____

Account Summary

New Charges Due Date **2/07/22**
Billing Date 1/14/22
Account Number 813-741-0603-061118-5
PIN
Previous Balance 483.85
Payments Received Thru 12/30/21 -483.85
Thank you for your payment!
Balance Forward .00
New Charges 481.23
Total Amount Due \$481.23





Reap the Rewards
With our Business Referral Program


Know a business that could use Frontier Internet service?
Earn up to \$5,000 for each referral that signs up.


business.frontier.com/referral-program

Ways to pay your bill

 frontier.com/pay

 **800.801.6652**
TTY: 877.462.6606

 **Auto Pay**
Frontier.com/SignUpForAutopay



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 \$481.23

New Charges Due Date 2/07/22

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



01100481374106030611180000000000000000481235

**CURRENT BILLING SUMMARY**

Local Service from 01/14/22 to 02/13/22

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		9.12
FL State Communications Services Tax		5.64
County Communications Services Tax		5.48
FL State Gross Receipts Tax		1.64
FCA Long Distance - Federal USF Surcharge		1.51
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		130.08
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		4.53
FL State Communications Services Tax		2.59
County Communications Services Tax		2.52
Federal Excise Tax		.90
FL State Gross Receipts Tax		.71
FL State Gross Receipts Tax		.04
Total Non Basic Charges		165.25
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
Total Toll/Other		.00

TOTAL 481.23**** ACCOUNT ACTIVITY ****

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

Detail of Frontier Charges

Toll charged to 813/741-0603

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 DEC 14	4:15P	1.0	DD	BRADENTON FL (941)737-2414	.00 U
813/741-0603						Subtotal .00

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 \$189.33 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning January 1, 2022, both the Federal Universal Service Fund (USF) surcharge and the Frontier Long Distance (USF) surcharge are decreasing from 29.1% to 25.2%. Questions? Please contact customer service.

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 813/741-0604**

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	2 DEC 14	4:15P	1.0	DD	BRADENTON FL (941) 737-2414	.00 U
E	3 DEC 23	11:54A	7.0	DD	BRADENTON FL (941) 757-7461	.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	4 JAN 05	12:07P	1.0	DD	GAINESVL GA (770) 519-0458	.00 U
E	5 JAN 10	3:22P	3.0	DD	SANFORD FL (321) 377-7593	.00 U
E	6 JAN 12	2:10P	1.0	DD	ORLANDO FL (407) 928-4741	.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
E	7 DEC 14	9:00A	1.0	DD	PTTSBGZON1 PA (412) 522-9869	.00 U
E	8 DEC 14	9:02A	6.0	DD	CINCINNATI OH (513) 518-2697	.00 U
E	9 DEC 14	11:09A	2.0	DD	CHARLOTTE NC (704) 622-7458	.00 U
E	10 DEC 17	1:53P	1.0	DD	NEW YORK NY (917) 319-9660	.00 U
E	11 DEC 17	4:11P	1.0	DD	NEW YORK NY (917) 319-9660	.00 U
E	12 DEC 17	4:53P	3.0	DD	RALEIGH NC (919) 369-1314	.00 U
E	13 DEC 20	10:18A	3.0	DD	WASHINGTON VA (703) 342-9702	.00 U
E	14 DEC 20	2:22P	2.0	DD	DALTON GA (706) 508-8783	.00 U
E	15 DEC 20	4:42P	7.0	DD	PONTIAC MI (248) 766-7529	.00 U
E	16 DEC 21	5:45P	1.0	DD	HINESVILLE GA (912) 318-9206	.00 U
E	17 DEC 27	9:54A	2.0	DD	ATLANTA GA (678) 665-7633	.00 U
E	18 JAN 10	3:40P	1.0	DD	BOCA RATON FL (561) 426-4954	.00 U
E	19 JAN 11	11:09A	5.0	DD	FORT MYERS FL (239) 332-2595	.00 U
E	20 JAN 11	11:45A	13.0	DD	NAPLES FL (239) 253-7492	.00 U
E	21 JAN 12	12:56P	3.0	DD	PALO ALTO CA (650) 308-7300	.00 U
813/741-0603						Subtotal .00

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

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	22 DEC 15	10:23A	1.0	DD	NEW YORK NY (347) 963-8555	.00 U
E	23 DEC 15	4:23P	4.0	DD	ATLANTA GA (404) 985-9336	.00 U
E	24 DEC 17	11:10A	4.0	DD	ROCHESTER PA (724) 650-3846	.00 U
E	25 DEC 17	11:18A	2.0	DD	FORT MYERS FL (239) 357-2825	.00 U
E	26 DEC 17	4:45P	4.0	DD	LA GRANGE IL (708) 288-2521	.00 U
E	27 DEC 21	3:53P	3.0	DD	HARWINTON CT (860) 782-7441	.00 U
E	28 DEC 22	11:02A	1.0	DD	LOUISVILLE KY (502) 996-0287	.00 U
E	29 DEC 22	12:32P	4.0	DD	PTST LUCIE FL (772) 203-0633	.00 U
E	30 DEC 23	12:56P	4.0	DD	WESTMINSTR CA (714) 548-1571	.00 U
E	31 DEC 28	9:15A	8.0	DD	COLUMBIA SC (803) 730-0004	.00 U
E	32 DEC 28	11:53A	1.0	DD	CASAGRANDE AZ (520) 252-0894	.00 U
E	33 JAN 04	1:04P	3.0	DD	CLEVELAND OH (216) 659-7751	.00 U
E	34 JAN 05	9:37A	3.0	DD	SOMERVILLE NJ (908) 229-9673	.00 U
E	35 JAN 05	9:49A	2.0	DD	SOMERVILLE NJ (908) 229-9673	.00 U
E	36 JAN 06	12:34P	2.0	DD	KEYS FL (305) 304-0664	.00 U
E	37 JAN 06	4:29P	1.0	DD	MINNEAPOLS MN (612) 850-3360	.00 U
E	38 JAN 07	9:27A	8.0	DD	COLORDOSPG CO (719) 650-0968	.00 U
E	39 JAN 07	11:45A	5.0	DD	LAS VEGAS NV (702) 808-4561	.00 U
E	40 JAN 07	4:46P	3.0	DD	MINNEAPOLS MN (612) 850-3360	.00 U
E	41 JAN 11	10:45A	1.0	DD	NAPLES FL (239) 253-7492	.00 U
E	42 JAN 11	10:46A	2.0	DD	BUFFALO NY (716) 491-2607	.00 U
E	43 JAN 11	1:14P	2.0	DD	ELSINORE CA (951) 285-2884	.00 U
813/741-0604						Subtotal .00

Legend Call Types:

DD - Day



Caller Summary Report

	Calls	Minutes	Amount
813/677-2114	3	5	.00
Main Number	16	52	.00
813/741-0604	24	76	.00
***Customer Summary	43	133	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	3	9	.00
Interstate	31	92	.00
Intrastate	9	32	.00
***Customer Summary	43	133	.00





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: 42789
Invoice Date: January 03, 2022
Month Ending: December 31, 2021
Project Manager: PLATE, TIMOTHY M.
Project Number: CDD WA 1003

Project Name: Waterset Central CDD General O&M

		Hours	Rate	Amount
District Engineer	Storm Water Needs Requirements	1.00	225.00	\$225.00
Total Professional Services		1.00		\$225.00

Invoice Total \$225.00

Date Rec'd Rizzetta & Co., Inc. 1/11/22
D/M approval JW Date 01-18-22
Date entered 01/13/22
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 RikkiLee Glass 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

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

RECEIVED
JAN 20 2022

Page: 1 OF 1
Statement Number: 43383
Account Number: 261858
Date: 12/31/2021

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
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		
Jordan Donald F	363574	001	11/29/2021	AdminFees 3.00 @4.00/hr	12.00		12.00		
Copeland Cory M	364082	001	12/02/2021	AdminFees 3.00 @4.00/hr		12.00			12.00
Pincay Daniel E	364083	001	12/13/2021	AdminFees 3.00 @4.00/hr		12.00			12.00
Copeland Cory M	364089	001	12/02/2021	AdminFees 4.00 @4.00/hr		16.00			16.00
Daniel E Pincay	365385	001	12/27/2021	AdminFees 3.00 @4.00/hr		12.00			12.00
Timee R Temple	365386	001	12/29/2021	AdminFees 3.00 @4.00/hr		12.00			12.00

Date Rec'd Rizzetta & Co., Inc. 1/20/22

D/M approval JW Date 1-24-22

Date entered 1/21/22

Fund 001 GL 52900 OC 3307

Check # _____

TOTAL CURRENT BALANCE DUE 64.00

ACCOUNT SUMMARY

Previous Balance	60.00
New Service	64.00
Payments Received - Thank You	60.00
Adjustments	
Current Balance Due	64.00

Current	31 - 60	61 - 90	91 - 120	121 - 150	151 - 180	Over 180
64.00						

INVOICE

BILL TO

Waterset Central CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 20076**DATE** 01/01/2022**DUE DATE** 01/16/2022**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
Quarterly service	
BALANCE DUE	\$384.38

Date Rec'd Rizzetta & Co., Inc. 01/04/22
D/M approval JW Date 01-11-22
Date entered 01/07/22
Fund 001 GL 51300 OC 5103
Check # _____

Invoice

J&S Plumbing, Inc. - Service Division

6208 E. Columbus Dr.
Tampa, FL 33619
(813) 655-6688
Service@JSplumbinginc.com
License: CFC1429243
www.JSPlumbingInc.com

Date	Invoice #
12/29/2021	7284



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

Terms	Job Name
Due on receipt	Toilet stoppage in the clubhouse

Description	Amount
<p>Job Information 7281 Paradiso Dr, Apollo Beach, FL 33572, USA Gabriel Davis- 813-741-0603</p> <p>J&S responded to a call to address a stoppage occurring in the Clubhouse co-ed restroom toilet.</p> <p>J&S closet augered the toilet and pulled back rubber gloves and a urine analyzer cut out of the toilet.</p> <p>*Drainage was restored* *Stoppages are not warranted*</p> <p>Date Rec'd Rizzetta & Co., Inc. 12/29/21 D/M approval <u>JW</u> Date 1-4-22 Date entered 12/30/21 Fund 001 GL 57200 OC 4701 Check # _____</p>	389.00

NO WARRANTY ON COMMERCIAL OR RESIDENTIAL SANITARY STOPPAGES
CONVENIENCE FEE - 4% IF PAYING VIA CREDIT CARD

Total

\$389.00

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$10.75
Date: 12/22/21
Payable to: Jerry Whited, District Manager
Address: 3434 Colwell Ave., Ste 200
Tampa, FL 33614
Description: Open Square Account
Requestor: Tiffany Judd, Staff Accountant
Special Instructions:

1) Please send check to Jerry Whited interoffice in Riverview

Approved by: Jerry Whited

Date Rec'd Rizzetta & Co., Inc. 12/22/21
D/M approval JW Date 12-27-21
Date entered 12/23/21
Fund 001 GL 53100 OC 4902
Check # _____

Thanks, Jerry!

Your Square hardware order is being processed and will typically arrive within 1 to 2 weeks. Your order may be sent in multiple shipments. We'll notify you an email when it's on its way. Click [here](#) to manage your order.

Order Details:

Order number:	LB-407042079
Transaction date:	12/8/2021 12:15 PM PST

1 - Square Reader for magstripe (with Lightning connector)	\$10.00
SKU: A-SQU-0025	
Unit price: \$10.00	

Shipping:	Free
Item total:	\$10.00
Tax total:	\$0.75

Total:	\$10.75
	MEDN 11103

You may be required to complete your own state tax filings. The state has exempted product almost entirely but required tax identification for our Square items. While you received the simplified order our Square hardware is considered delivered into Alaska as you did not tell us you did so. We submit as a credit to the Alaska Department of Revenue. Please note: nothing is lost, neither our business, right, or tax return.

To be shipped to:

Jerry Vinard
3425 Chandler Field Place
Pensacola, FL
32508

INVOICE**INVOICE NO. 4112190****Please remit to:**

CARD ACCESSories™ COMPANY
104 Graham St. SE
Port Charlotte, FL 33952

TELEPHONE: (941) 627-0600**FAX: (941) 624-6903**

SOLD TO: Waterset Central CDD Email: cddinvoice@rizzetta.com	Waterset Clubhouse ATTN: Ms. Ann Caley-Chevalier 7281 Paradiso Drive Apollo Beach, FL 33572 Phone: 813-677-2114 Email: acaley@castlegroup.com
--	--

CUSTOMER ORDER #	SLSN	TERMS	SHIP VIA	FOB	DATE
<i>p.o. # email</i>	<i>k</i>	<i>net 30</i>	<i>UPS/FedX</i>	<i>orig.</i>	<i>12/13/21</i>

QUANTITY ORDERED:	QUANTITY SHIPPED:	DESCRIPTION:	UNIT PRICE:	EXTENSION
400	400	CA-AdBak20	\$.48	\$ 192.00

TOTAL MERCHANDISE:	\$ 192.00
FREIGHT:	8.12
TOTAL INVOICE (tx xmpt):	<u>\$ 200.12</u>

Note: tracking # *fedx 775471182699*

Date Rec'd Rizzetta & Co., Inc. 12/29/21
D/M approval *JW* Date 1-4-22
Date entered 12/30/21
Fund 001 GL 57200 OC 4911
Check # _____

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618340

DATE: 12/15/2021

To: Waterset Central CDD
Leslie Spock
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DUE DATE	RENTAL PERIOD
1/18/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
44	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment. Date Rec'd Rizzetta & Co., Inc. 12/22/21 D/M approval <i>JS</i> Date 1-4-22 Date entered 12/30/21	1,323.91

Fund 001 GL 57200 OC 4725
Check # _____

TOTAL DUE

\$1,323.91

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618340	1/18/2022	\$1,323.91	

Waterset Central CDD
Leslie Spock
3434 Colwell Ave, Suite 200
Tampa, FL 33614

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

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618368

DATE: 1/15/2022

To: Waterset Central CDD
Leslie Spock
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DUE DATE	RENTAL PERIOD
2/18/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
45	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment. Date Rec'd Rizzetta & Co., Inc. 01/18/22 D/M approval <u>JW</u> Date 1-24-22 Date entered 01/20/22 Fund 001 GL 57200 OC 4725 Check # _____	1,323.91

TOTAL DUE

\$1,323.91

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618368	2/18/2022	\$1,323.91	

Waterset Central CDD
Leslie Spock
3434 Colwell Ave, Suite 200
Tampa, FL 33614

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



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: 12-9-21

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: 251871

Previous Balance: \$0.00

Commercial General Pests \$185.00

Sales Tax: \$0.00

Service Amount: \$185.00

Check /Cash: _____

Technician(s): Elyah

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 type="checkbox"/> Monthly Service	<input checked="" 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 checked="" type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

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

Treatment

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

Rodent Control

- ☒ Mice
☒ Rats
☐ _____

Treatment

- | | |
|---|---|
| <input type="checkbox"/> CM Rat Snap Traps | <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> Contrac Blox Bait .005% | <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input checked="" type="checkbox"/> Final Blox Bait .005% | <input type="checkbox"/> Victor Glue Boards |

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____ Date Rec'd Rizzetta & Co., Inc. 12/14/21

D/M approval JW Date 12-20-2021

Date entered 12/17/21

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 33572

Date: 12-9-21**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: 252375****Previous Balance: \$0.00****Commercial General Pests \$135.00****Sales Tax: \$0.00****Service Amount: \$135.00****Check /Cash: _____****Technician(s): Elijah**

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input 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. 12/14/21**D/M approval [Signature] Date 12/17/21 Type text here****Date entered 12/17/21****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 33572

Date: 1-11-22

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: 254260

Previous Balance: \$320.00

Commercial General Pests \$185.00

Sales Tax: \$0.00

Service Amount: \$185.00

Check / Cash: _____

Technician(s): Elych

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

General Pest

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

Treatment

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

Rodent Control

- ☒ Mice
☒ Rats
☐ _____

Treatment

- | | |
|---|---|
| <input type="checkbox"/> CM Rat Snap Traps | <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> Contrac Blox Bait .005% | <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input checked="" type="checkbox"/> Final Blox Bait .005% | <input type="checkbox"/> Victor Glue Boards |

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

Ask us about Automatic Payments or Paperless Billing.

Date Rec'd Rizzetta & Co., Inc. 1/13/22

Instructions: _____

D/M approval JW Date 01-18-22

Date entered 01/13/22

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 33572

Date: 1-11-22**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: 254799

Previous Balance: **\$320.00****Commercial General Pests \$135.00**

Sales Tax: \$0.00

Service Amount: \$135.00

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
☐ 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. 1/13/22D/M approval JW Date 01-18-22Date entered 01/13/22

Fund 001 GL 57200 OC 4616

Check #



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

INVOICE

006-21-310071-1

DUE UPON RECEIPT

DATE 12/30/2021

BALANCE \$355.00

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: 006-21-310071-1 12/30/2021

PROJECT DETAIL - PAGE 1



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

LOCATION **WATERSET**
PROJECT NAME **STRAIGHTEN STOP SIGNS**
CLIENT PO ORDERED BY **GABRIELLE LEENDERTZ**

CHARGES

PRICE EACH QTY TOTAL

1 LABOR / INSTALLATION, INSTALL, TAMPA, LOCAL <15 \$355.00 1 \$355.00

INSTALLATION COMPLETE AS PER WORK ORDER

Date Rec'd Rizzetta & Co., Inc. 01/04/22

SUB-TOTAL: \$355.00

D/M approval *JW* Date 01-10-22

TAX: \$.00

Date entered 01/21/22

TOTAL: \$355.00

Fund 001 GL 54100 OC 4787

Check #

BALANCE DUE: \$355.00

WORK COMPLETED

- ✓ COMPLETED - PLEASE REINSTALL QTY-2 STOPS SIGNS LOCATED AT BOTH ENDS OF SAGUARO WAY. SEE MAP. REPORT ANY DAMAGE AND TAKE PHOTOS.
- ✓ COMPLETED - PLEASE RE-INSTALL STOP SIGN LOCATED AT PASEO AL MAR AND PARADISO DRIVE. SEE MAP. REPORT ANY DAMAGE AND TAKE PHOTOS. THANKS.

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
12/14/21

Invoice #
680271

Page 1 of 2

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 # 680271

Salesman -

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

SERVICES PROVIDED

SERVICE

*** Time & Material

Material

Material	Quantity	Description	Amount
17400306000059	1.0000	Transformer	.00
17222000A49036	1.0000	CONTROL BOX ASSY-OD	.00
MFR-PART	1.0000	TRANSFORMER	59.65
MFR-PART	1.0000	CONTROL BOX ASSEMBLY	366.43
FREIGHT	1.0000	FREIGHT	34.00
MISC	1.0000	ELECTRICAL AND HARDWARE	3.24
MISC	1.0000	WIPES AND CLEANER	6.00

Labor

Hours Labor Type

Labor	2.5000	Regular	237.50
-------	--------	---------	--------

WORK DESCRIPTION

Replace Circuit Board

Quote No. 8037 - CU_01C – Replace Circuit Board

[[Tech #85512 Jeff Giurca Service Date: 11/16/2021]]

Replace control board and reactor

Start unit up and check operation

Cassette started up and evap fan running

Condenser fan turned on

Compressor is operational

Unit has a suction line pressure of 119

Temp split at Cassette is 47 supply and 71 return

That is a split of 24 degrees

Cassette blower wheel is dirty

Condenser split is 71 intake and 83 out

Condenser coil has been cleaned from prior diag

Suction line temp is 52

Liquid line temp is 67

These Temps taken at Service ports

Unit is operating properly at this time



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

Invoice

Date
12/14/21

Invoice #
680271
Page 2 of 2

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 # 680271

Salesman -

Description		Amount
SUB TOTAL		706.82
SALES TAX		0.00
TOTAL \$		706.82

Date Rec'd Rizzetta & Co., Inc. 1214/21

D/M approval *JW* Date 12-20-2021

Date entered 12/17/21

Fund 001 GL 57200 OC 4620

Check #

12-20-2021



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
11/9/21	20213354

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

Description	DISPATCH	TERMS	P.O. NUMBER
	212991	COD	2021-5501
Description	Qty	Rate	Amount
Proposal #: 2021-5501 Remove and Replace (6) Customer Supplied Fans - Scope of Work to Include: Remove and replace (6) customer supplied fans for the Amenity Center. New fans will be installed in exact location and use existing power to wire in. Make all connections, check for proper operation. Total Proposal \$900.00 Due Upon Completion - 11/22/2021 Sales Tax	1	0.00 900.00 0.00%	0.00 900.00 0.00
Date Rec'd Rizzetta & Co., Inc. 1/6/22 D/M approval <u>JW</u> Date 01-10-22 Date entered 1/7/22 Fund 001 GL 57200 OC 4701 Check #			
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$900.00
		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	\$900.00



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 0696-000995127
Invoice Date December 17, 2021
Previous Balance \$308.56
Payments/Adjustments -\$308.56
Current Invoice Charges \$310.58

Total Amount Due \$310.58	Payment Due Date January 06, 2022
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment- Thank You 12/09	2201	-\$308.56

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 01/01-01/31			\$146.45	\$146.45
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal:METRO: SINGLE STREAM-FEL				
Recycling Service 01/01-01/31			\$71.44	\$71.44
Recycling Processing Charge 01/01-01/31		1.0000	\$31	\$1.33
Administrative Fee	Date Rec'd Rizzetta & Co., Inc. 12/20/21			\$5.95
Total Fuel/Environmental Recovery Fee	D/M approval <i>JW</i> Date 12-27-21			\$85.41
CURRENT INVOICE CHARGES	Date entered 12/23/21			\$310.58
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	\$310.58
Payment Due Date	January 06, 2022
Account Number	3-0696-0036370
Invoice Number	0696-000995127

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 #
1/1/2022	INV0000064521

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,553.58	\$1,553.58
Administrative Services	1.00	\$386.25	\$386.25
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$386.25	\$386.25
Landscape Consulting Services	1.00	\$600.00	\$600.00
Management Services	1.00	\$1,762.42	\$1,762.42
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>12/28/21</u></p> <p>D/M approval <u>JW</u> Date <u>1-4-22</u></p> <p>Date entered <u>12/30/21</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> <u>1553.58</u></p> <p><u>3100</u> <u>386.25</u></p> <p>Check # <u>5103</u> <u>75.00</u></p> <p><u>3111</u> <u>386.25</u></p> <p><u>53900-----4658</u> <u>600.00</u></p>			
		Subtotal	\$4,863.50
		Total	\$4,863.50

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

Invoice

Date	Invoice #
1/13/2022	INV0000064802

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$5,000.00	\$5,000.00
<div>Date Rec'd Rizzetta & Co., Inc. <u>1/17/22</u> D/M approval <u>JW</u> Date <u>1-24-22</u> Date entered <u>01/18/22</u> Fund <u>001</u> GL <u>51300</u> OC <u>3104</u> Check # _____</div>			
Subtotal			\$5,000.00
Total			\$5,000.00

Skyway Supply Inc

Suite 102

Invoice

Date	Invoice #
1/5/2022	52613

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	Rep	Ship	Via	F.O.B.	Project
SS	Net 30	SC	1/5/2022			
Quantity	Item Code	Description			Price Each	Amount
4	ROLL DOG WAST...	Rolled Dog Waste Bags. Case 10 boxes 200 ct. (2000 total)			70.95	283.80
1	Shipping No Charge	SHIPPING: NO CHARGE!			0.00	0.00
		FedEx Package 1 Tracking #: 288411465802 FedEx Package 2 Tracking #: 288411465099				
		Date Rec'd Rizzetta & Co., Inc. 01/06/22 D/M approval <u>JW</u> Date 01-10-22 Date entered 1/7/22 Fund 001 GL 57200 OC 4619 Check # _____				
					Total	\$283.80



INVOICE

Invoice Number: PI-A00722716
Invoice Date: 12/01/21
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			12/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR55867 12/01/21 - 12/31/21 Lake & Pond Management Services		3,497.00	3,497.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JW Date 12-14-21
Date entered 12/10/21
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



INVOICE

Invoice Number: PI-A00738549
Invoice Date: 01/01/22
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			01/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR55867 01/01/22 - 01/31/22 Lake & Pond Management Services		3,497.00	3,497.00

Date Rec'd Rizzetta & Co., Inc. 1/12/22
D/M approval JW Date 01-18-22
Date entered 1/13/2022
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 #
6/1/2021	7350

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

P.O. No.	Terms	Project
June 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.	1,850.00	1,850.00
Date Rec'd Rizzetta & Co., Inc. 06/03/21 D/M approval <u>ju</u> Date 06/08/21 Date entered 06/03/21 Fund 001 GL 57200 OC 4625 Check #			

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,850.00

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
12/6/2021	7859

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

P.O. No.	Terms	Project
December 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 style="text-align: right;">Date Rec'd Rizzetta & Co., Inc. <u>12/14/21</u> D/M approval <u>JW</u> Date <u>12-20-2021</u> Date entered <u>12/17/21</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

P.O. Box 224
Elfers, FL 34680

Date	Invoice #
1/3/2022	7956

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

P.O. No.	Terms	Project
Jan 2022	Net 30	

Quantity	Description	Rate	Amount
1	<p>Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.</p> <p>Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>01/03/22</u></p> <p>D/M approval <u><i>ju</i></u> Date <u>01-10-22</u></p> <p>Date entered <u>1/7/22</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4625</u></p> <p>Check # <u></u></p>	1,850.00	1,850.00

Thank you for your business.

Phone #
(727) 271-1395

Total

\$1,850.00



5521 Baptist Church Road
Tampa, FL 33610

Invoice 3237

Date	PO#
11/30/21	
Sales Rep	Terms
Jay Grimaldi	Net 30

Bill To
Waterset Central CDD Rizzetta & Company 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#1358 - Fertilization and Herbicide November 2021				\$3,999.00

November 2021

Application of granular Fertilizer to Palms \$3,999.00

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 53900 OC 4604
Check # _____

Subtotal	\$3,999.00
Sales Tax	\$0.00
Total	\$3,999.00
Credits/Payments	(\$0.00)
Balance Due	\$3,999.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$33,956.00	\$25,925.00	\$0.00	\$0.00	\$0.00



5521 Baptist Church Road
Tampa, FL 33610

Invoice 3238

Date	PO#
11/30/21	
Sales Rep	Terms
Jay Grimaldi	Net 30

Bill To
Waterset Central CDD Rizzetta & Company 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#1449 - Pest Control November 2021				\$530.00

November 2021

Added pest control \$530.00

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 53900 OC 4604
Check # _____

Subtotal	\$530.00
Sales Tax	\$0.00
Total	\$530.00
Credits/Payments	(\$0.00)
Balance Due	\$530.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$33,956.00	\$25,925.00	\$0.00	\$0.00	\$0.00

Waterset Central CDD
Teco Summary

Master Summary Account #321000017137

Dec-21

Summary Account #321000017137

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
221004023737	1/6/2022	7281 Paradiso Dr.	001-53200-4304	\$46.43	Pool Heater - Gas
221003491596	1/6/2022	7281 Paradiso Dr.	001-53100-4304	\$1,767.42	Pool Heaters
221003491596	1/6/2022	7281 Paradiso Dr.	001-53100-4301	\$697.75	General Service
221003734730	1/6/2022	Phase 4 South	001-53200-4304	\$523.35	Pool Heaters - Gas
221006521464	1/6/2022	7302 Paradiso Dr.	001-53100-4304	\$19.83	Pool Heaters
221007184437	1/6/2022	6930 Goldcoast Ave.	001-53100-4304	\$20.05	Pool Heaters
221006546453	1/6/2022	6002 Covington Garden Dr. S	001-53100-4301	\$20.15	General Service
221007705355	1/6/2022	30th Street	001-53100-4307	\$288.34	Street Lights
221007764808	1/6/2022	7054 Reservior Ct	001-53100-4301	\$21.13	Irrigation
211018655814	1/6/2022	6044 Milestone Dr	001-53100-4301	\$32.09	Sign
	1/6/2022	Deposit	01-15601		Deposits
		TOTAL		\$3,436.54	
				Summary	
				Utility Services 001-53100-4301	\$771.12
				Recreation 001-53100-4304	\$1,807.30
				Street Lights 001-53100-4307	\$288.34
				Recreation 001-53200-4304	\$569.78
				Credit	(\$107.36)
				TOTAL	\$3,329.18
					\$0.00

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

D/M approval *Ju* Date 1-18-22

Date entered _____

Fund 001 GL **** OC ***

Check # _____



ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



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

Statement Date: 01/06/22
Account: 321000017137

Current month's charges:	\$3,436.54
Total amount due:	\$3,329.18
Payment Due By:	01/21/22

Your Account Summary

Previous Amount Due	\$483.43
Payment(s) Received Since Last Statement	-\$489.24
Miscellaneous Credits	-\$101.55
Credit balance after payments and credits	-\$107.36
Current Month's Charges	\$3,436.54
Total Amount Due	\$3,329.18

Things to do:

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

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



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:	\$3,436.54
Total amount due:	\$3,329.18
Payment Due By:	01/21/22

Amount Enclosed \$ _____

700875001624

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

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

7008750016243210000171370000003329189



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

Your payment options are:

- Schedule free one-time or recurring payments at **tecoaccount.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at **peoplesgas.com** or **tampaelectric.com**.
- Pay by credit card using KUBRA EZ-PAY at **tecoaccount.com** or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

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

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



Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
WATER HEATERS	221003734730	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$523.35
	221004023737	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$46.43
	211018655814	6044 MILESTONE DR, SIGN APOLLO BEACH, FL 33572-2611	\$32.09
	221003491596	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$2465.17
	221006521464	7302 PARADISO DR APOLLO BEACH, FL 33572	\$19.83
	221006546453	6002 COVINGTON GARDEN DR S APOLLO BEACH, FL 33572	\$20.15
	221007184437	6390 GOLDCOAST AVE APOLLO BEACH, FL 33572-3440	\$20.05
	221007705355	WATERSET CENTRAL CDD 30TH ST APOLLO BEACH, FL 33572	\$288.34
	221007764808	7054 RESERVIOR CT APOLLO BEACH, FL 33572-1646	\$21.13

Unbilled Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS
	211019514606	6350 CAMINO DR, IRRG APOLLO BEACH, FL 33572-3438
	211021571990	7008 WATERLINE CT, IRR APOLLO BEACH, FL 33572
	211023029229	5490 WAYFARER AVE APOLLO BEACH, FL 33572-2793
	221008097190	WATERSET PHASE 5A2-2B, LIGHTS APOLLO BEACH, FL 33572



ACCOUNT INVOICE

peoplesgas.com



Account: 221003734730
Statement Date: 01/03/22

Details of Current Month's Charges – Service from - 10/29/21 to 11/29/21

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	11/29/21	17,236	16,222	1,014 CCF	1.042	1.1168	1,180.0 Therms	32 Days

Customer Charge		\$45.00
Distribution Charge	1,180.0 THMS @ \$0.35685	\$421.08
Swing Service Charge	1,180.0 THMS @ \$0.02080	\$24.54
Florida Gross Receipts Tax		\$32.73

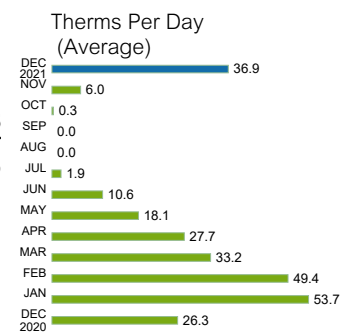
Natural Gas Service Cost

Current Month's Natural Gas Charges

\$523.35

\$523.35

Peoples Gas Usage History



Miscellaneous Credits

Interest for Cash Security Deposit - \$10.20

Total Current Month's Credits

-\$10.20



ACCOUNT INVOICE

peoplesgas.com



Account: 221004023737
Statement Date: 01/03/22

Details of Current Month's Charges – Service from - 10/29/21 to 11/30/21

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	11/30/21	16	15	1 CCF	1.042	1.0000	1.0 Therms	33 Days
Customer Charge					\$45.00			
Distribution Charge					1.0 THMS @ \$0.35685	\$0.36		
PGA					1.0 THMS @ \$1.03639	\$1.04		
Florida Gross Receipts Tax					\$0.03			
Natural Gas Service Cost						\$46.43		
Current Month's Natural Gas Charges						\$46.43		

Peoples Gas Usage History

Therms Per Day
(Average)

DEC 2021	0.0
NOV	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 2020	0.0

Miscellaneous Credits

Interest for Cash Security Deposit

-\$2.07

Total Current Month's Credits

-\$2.07

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211018655814
Statement Date: 01/03/22

Details of Charges – Service from 10/28/21 to 11/29/21

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	11/29/21	1,640		1,515		125 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						125 kWh @ \$0.06076/kWh \$7.60		
Fuel Charge						125 kWh @ \$0.04255/kWh \$5.32		
Storm Protection Charge						125 kWh @ \$0.00251/kWh \$0.31		
Florida Gross Receipt Tax						\$0.80		
Electric Service Cost						\$32.09		
Current Month's Electric Charges						\$32.09		

Miscellaneous Credits

Interest for Cash Security Deposit - \$1.12

Total Current Month's Credits - \$1.12



ACCOUNT INVOICE

tampaelectric.com



Account: 221003491596

Statement Date: 01/03/22

Details of Charges – Service from 10/29/21 to 11/29/21

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

Rate Schedule: General Service Demand - Standard

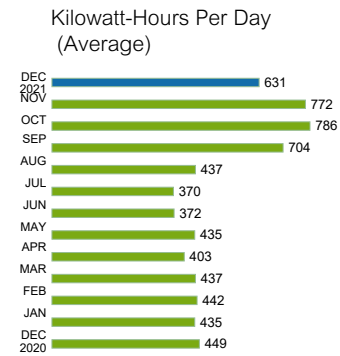
Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	11/12/21	8,156		95,820		12,336 kWh	1	14 Days
1000864538	11/29/21	7,860		0		7,860 kWh	1	18 Days
C16057	11/12/21	35.73		0		35.73 kW	1	32 Days

Basic Service Charge		\$30.10
Billing Demand Charge	36 kW @ \$10.92000/kW	\$393.12
Energy Charge	20,196 kWh @ \$0.01589/kWh	\$320.91
Fuel Charge	20,196 kWh @ \$0.04255/kWh	\$859.34
Capacity Charge	36 kW @ \$0.52000/kW	\$18.72
Storm Protection Charge	36 kW @ \$0.72000/kW	\$25.92
Energy Conservation Charge	36 kW @ \$0.60000/kW	\$21.60
Environmental Cost Recovery	20,196 kWh @ \$0.00265/kWh	\$53.52
Florida Gross Receipt Tax		\$44.19
Electric Service Cost		\$1,767.42

Current Month's Electric Charges **\$1,767.42**

Tampa Electric Usage History



Billing Demand



Load Factor



Details of Charges – Service from 10/29/21 to 11/29/21

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

Rate Schedule: General Service Demand - Standard

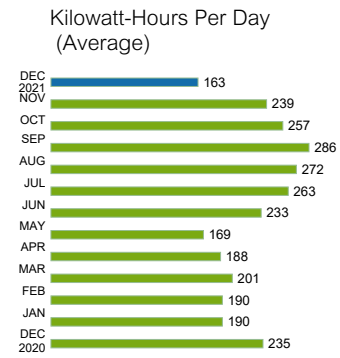
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16276	11/12/21	44,512		42,062		2,450 kWh	1	14 Days
1000864536	11/29/21	2,763		0		2,763 kWh	1	18 Days
C16276	11/12/21	25.74		0		25.74 kW	1	32 Days

Billing information continues on next page

Details of Charges – Service from 10/29/21 - to 11/29/21

Basic Service Charge		\$30.10
Billing Demand Charge	26 kW @ \$10.92000/kW	\$283.92
Energy Charge	5,213 kWh @ \$0.01589/kWh	\$82.83
Fuel Charge	5,213 kWh @ \$0.04255/kWh	\$221.81
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	5,213 kWh @ \$0.00265/kWh	\$13.81
Florida Gross Receipt Tax		\$17.44
Electric Service Cost		\$697.75
Current Month's Electric Charges		\$697.75

Tampa Electric Usage History



Miscellaneous Credits

Interest for Cash Security Deposit	-\$34.71
Interest for Cash Security Deposit	-\$39.01

Total Current Month's Credits **-\$73.72**



ACCOUNT INVOICE

tampaelectric.com



Account: 221006521464
Statement Date: 01/03/22

Details of Charges – Service from 10/28/21 to 11/29/21

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	11/29/21	190		178		12 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
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		
Current Month's Electric Charges						\$19.83		

Miscellaneous Credits

Interest for Cash Security Deposit - \$0.98

Total Current Month's Credits - \$0.98



ACCOUNT INVOICE

tampaelectric.com



Account: 221006546453
Statement Date: 01/03/22

Details of Charges – Service from 10/28/21 to 11/29/21

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	11/29/21	210		195		15 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						15 kWh @ \$0.06076/kWh \$0.91		
Fuel Charge						15 kWh @ \$0.04255/kWh \$0.64		
Storm Protection Charge						15 kWh @ \$0.00251/kWh \$0.04		
Florida Gross Receipt Tax						\$0.50		
Electric Service Cost						\$20.15		
Current Month's Electric Charges						\$20.15		

Miscellaneous Credits

Interest for Cash Security Deposit -\$1.01

Total Current Month's Credits **-\$1.01**



ACCOUNT INVOICE

tampaelectric.com



Account: 221007184437
Statement Date: 01/03/22

Details of Charges – Service from 10/28/21 to 11/29/21

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	11/29/21	200		186		14 kWh	1	33 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		
Current Month's Electric Charges						\$20.05		

Miscellaneous Credits

Interest for Cash Security Deposit - \$0.71

Total Current Month's Credits **-\$0.71**



ACCOUNT INVOICE

tampaelectric.com



Account: 221007705355

Statement Date: 01/03/22

Details of Charges – Service from 10/28/21 to 11/29/21

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

Rate Schedule: Lighting Service

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

Miscellaneous Credits

Interest for Cash Security Deposit - \$10.92

Total Current Month's Credits **-\$10.92**



ACCOUNT INVOICE

tampaelectric.com



Account: 221007764808

Statement Date: 01/03/22

Details of Charges – Service from 10/28/21 to 11/29/21

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	11/29/21	425		401		24 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						24 kWh @ \$0.06076/kWh \$1.46		
Fuel Charge						24 kWh @ \$0.04255/kWh \$1.02		
Storm Protection Charge						24 kWh @ \$0.00251/kWh \$0.06		
Florida Gross Receipt Tax						\$0.53		
Electric Service Cost						\$21.13		
Current Month's Electric Charges						\$21.13		
Total Current Month's Charges						\$3,436.54		

Miscellaneous Credits

Interest for Cash Security Deposit -\$0.82

Total Current Month's Credits **-\$0.82**

Understanding Your Charges

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

Basic Service Charge/Customer Charge – A fixed daily or monthly amount that covers the cost to provide service to your location. These charges are billed monthly regardless of any service used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

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.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

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 Tampa Electric and Peoples Gas program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric and Peoples Gas.

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.

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

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

Limit \$2,500.00

January 2022

01/12/22

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

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Vehicle	Maintenance & Repairs	Janitorial Supplies	Office Supplies
				001-57200- 4619	001-57200- 4660	001-57200- 4701	001-57200- 4707	001-57200- 5101
Date	Vendor Name	Description	Amount					
12/08/21	Amazon	Monthly Membership Fee (ACH) Dec Prorate	(2.00)					(2.00)
12/16/21	Polywood.com	Tables	(3,318.00)			(3,318.00)		
12/21/21	Walmart	Facility Supplies	(29.61)	(29.61)				
12/21/21	Wimauma Auto Parts	Gas	(24.00)		(24.00)			
12/28/21	Amazon	Janitorial Supplies	(139.09)				(139.09)	
	TOTAL	001-10102	(3,512.70)	(29.61)	(24.00)	(3,318.00)	(139.09)	(2.00)

DM Approval:

Date:



Details for Order # D01-5174183-7574609

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

Amazon.com order number: D01-5174183-7574609

Order Total: \$2.00


Digital Order: December 7, 2021

Items Ordered	Price
Prime Membership Fee	\$1.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
Item(s) Subtotal: \$1.99	

Total Before Tax: \$1.99	
Tax Collected: \$0.01	

Total for this Order: \$2.00	

Payment Information

Payment method	Item(s) Subtotal:	\$1.99
 ending in 8821	Total Before Tax:	\$1.99
	Tax Collected:	\$0.01
Billing address	Grand Total:	\$2.00
Waterset		
Central CDD		
3434		
COLWELL AVE		
TAMPA, FL		
33614-8390		
United States		
8136772114		

[Return to the Order Summary.](#)

Please note: This is not a VAT invoice.

12/29/21, 6:54 AM

Order # 000545904 | POLYWOOD® Official Store

POLYWOOD


Please call for
ETA on delivery

Order # 000545904

COMPLETE

December 16, 2021

Items Ordered

PRODUCT NAME	SKU	PRICE	QTY	SUBTOTAL
 Park 72" Picnic Table POLYWOOD Color Slate Grey	PT172GY	\$1,659.00	Ordered: 2 Shipped: 2	\$3,318.00

Subtotal \$3,318.00

Shipping & Handling \$0.00

Grand Total \$3,318.00

Order Information

SHIPPING ADDRESS

Gabrielle Davis
7281 Paradiso Drive
Apollo Beach, Florida, 33572
United States
T: 5084146895

SHIPPING METHOD

Freight - Free Curbside Delivery

4.8 ★★★★★
Google
Customer Reviews

12/29/21, 6:54 AM

Order # 000545904 | POLYWOOD® Official Store

BILLING ADDRESS

Gabrielle Davis
7281 Paradiso Drive
Apollo Beach, Florida, 33572
United States
T: 5084146895

PAYMENT METHOD

Bolt-Stripe

Credit Card Type

MASTERCARD

Credit Card Number

xxxx-8821

4.8 ★★★★★

Google

Customer Reviews

Give us feedback @ survey.walmart.com
Thank you! ID #:7QFFVL1VD2J3



813-672-0739 Mgr: JAMES
9205 GIBSONTON DR
GIBSONTON FL 33534
ST# 05300 OP# 005576 TE# 19 TR# 00610
JACK 068113140950 27.54 X
SUBTOTAL 27.54
TAX 1 7.500 % 2.07
TOTAL 29.61
MCARD TEND 29.61
*** ** 8821 1 1
US Debit
APPROVAL # 007391
REF # 1042000314
AID A0000000042203
TC 3E268038883BA624
TERMINAL # 803826084
*NO SIGNATURE REQUIRED
12/21/21 10:14:32
CHANGE DUE 0.00
ITEMS SOLD 1
TC# 0669 8014 7878 8/19 094
12/21/21 10:14:32
CUSTOMER COPY



WIMAUMA AUTO PARTS, INC

5801 STATE RD 674
WIMAUMA, FL 33598
8136343260

Cashier: Employee

Transaction 201818

Total	\$24.00
DEBIT CARD SALE	\$24.00

Retain this copy for statement
validation

21-Dec-2021 12:11:05P
\$24.00 | Method: EMV
US Debit XXXXXXXXXXXX8821
GABRIELLE H DAVIS
Reference ID: 135500639614
Auth ID: 007900
MID: *****4889
AID: A0000000042203
AthNtwkNm: MASTERCARD
RtInd: CREDIT
SIGNATURE VERIFIED

Payment 2SFYMAZMTWPQ2

Clover Privacy Policy
<https://clover.com/privacy>

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$139.09

Shipping & Handling: \$0.00

Total before tax: \$139.09

Estimated tax to be collected: \$0.00

Grand Total: \$139.09

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

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

Limit \$2,500.00

January 06, 2022

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

Attach all receipts to this form.

				Clubhouse Fitness Equipment	Clubhouse Facility Supplies	Clubhouse Maintenance & Repairs	Clubhouse Janitorial Supplies	Clubhouse Office Supplies
				001-57200- 4614	001-57200- 4619	001-57200- 4701	001-57200- 4707	001-57200- 5101
Date	Vendor Name	Description	Amount					
10/12/21	The Home Depot	Maintenance & Repairs	(27.02)			(27.02)		
11/29/21	Amazon	Wet Wipes - Gym	(57.88)	(57.88)				
12/8/21	Athletic Equipment	Four Sided Column Pad	(428.00)	(428.00)				
12/08/21	Amazon	Janitorial Supplies	(167.44)				(167.44)	
12/08/21	Amazon	Wet Wipes - Gym	(159.98)	(159.98)				
12/08/21	Amazon	Janitorial Supplies	(207.94)				(207.94)	
12/13/21	Amazon	Air Compressor/Office Supplies	(36.57)			(29.99)		(6.58)
12/16/21	Amazon	Facility Supplies	(131.94)		(131.94)			
12/28/21	Amazon	Office Supplies	(31.19)					(31.19)
12/28/21	Home Depot	Dry Vacuum	(74.97)		(74.97)			
12/29/21	Amazon	Janitorial/Office Supplies	(22.97)				(15.98)	(6.99)
12/29/21	Amazon	Facility/Office/Janitorial Supplies	(77.73)		(7.97)		(56.77)	(12.99)
	TOTAL	001-10102	(1,423.63)	(645.86)	(214.88)	(57.01)	(448.13)	(57.75)

DM Approval:

Jerry Whited

Date: 01-06-22



How doers
get more done™

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00017 68258 10/12/21 06:36 AM
SALE CASHIER DENIKA

037155103756 WSHR KIT <A>	11.27N
ASST WSHR KIT	
037155344437 FCT REP <A>	11.48N
ASSORTED O-RING KIT 200 PACK	
037155803506 GREASE <A>	4.27N
WATERPROOF GREASE	

	SUBTOTAL	27.02
TAX EXEMPT	SALES TAX	0.00

XXXXXXXXXXXX6925	TOTAL	\$27.02
	DEBIT	

AUTH CODE 002569	USD\$ 27.02
Chip Read	
AID A0000000042203	Verified By PIN
	US Debit

6951 10/12/21 06:36 AM



6951 17 68258 10/12/2021 2446

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	01/10/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: WCV 143756 136822
PASSWORD: 21512 136805

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Details for Order #112-0344453-7259409

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

Order Placed: November 27, 2021

Amazon.com order number: 112-0344453-7259409

Order Total: \$57.88

Not Yet Shipped

Items Ordered

3 of: Wet Wipes Bulk Buy - 4 x 800 Count Refill Bags (3200 Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use

Price

\$79.99

Sold by: Innovent Inc ([seller profile](#))

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

Economy Shipping

Payment information

Payment Method:

Debit Card | Last digits: 8821
Gift Card

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$239.97
Shipping & Handling: \$0.00

Total before tax: \$239.97
Estimated tax to be collected: \$0.00
Gift Card Amount: -\$182.09

Grand Total: \$57.88

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

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

11/29

[AK Athletic Equipment: Order #40370 confirmed]

AK Athletic Equipment <sales@akathletics.com>

To: Sarah Schenk <sschenk@castlegroup.com>

Caution: This email originated from outside the Castle Group organization. Please exercise caution when clicking on any links or attachments. When in doubt, contact the IT Department.



AK Athletic Equipment

ORDER #40370

Thank you for placing your order with AK Athletic Equipment!

This email is to confirm your recent order on **12/08/2021**.

Shipping Address:

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, Florida 33572
United States

Billing Address:

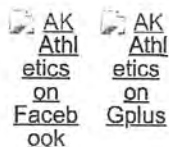
Waterset Central CDD
3434 Colwell Avenue, STE 200
Tampa, Florida 33614
United States

Order #40370 Details:

Product	Quantity	Price
6' Tall Four Sided Column Pad, 6" Side Width - Bordeaux / 6"x6"x6"	2	\$214.00
		Subtotal: \$428.00
		Shipping: \$0.00
		Total: \$428.00

Payment Method: shopify_payments

12/9



AK Athletic Equipment

Details for Order #112-7815524-0290656

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

Order Placed: December 8, 2021

Amazon.com order number: 112-7815524-0290656

Order Total: \$167.44

Not Yet Shipped

Items Ordered

Price

3 of: *Scott Essential Multifold Paper Towels (01804) with Fast-Drying Absorbency Pockets, White, 16 Packs / Case, 250 Multifold Towels / Pack* \$35.82

Sold by: Amazon.com Services LLC

Condition: New

2 of: *AmazonCommercial 2-Ply White Adapt-a-Size Kitchen Paper Towels (SOFI-054) | Bulk | Adapt-a-size | Individually Wrapped | FSC Certified | 140 Towels per Roll (12 Rolls)(11 x 6 Sheet)* \$29.99

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$167.44
Shipping & Handling: \$2.99
Free Shipping: -\$2.99

Total before tax: \$167.44
Estimated tax to be collected: \$0.00

Grand Total: \$167.44

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

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Details for Order #112-5056309-5897819

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

Order Placed: December 8, 2021

Amazon.com order number: 112-5056309-5897819

Order Total: \$159.98

Not Yet Shipped

Items Ordered

2 of: *Wet Wipes Bulk Buy - 4 x 800 Count Refill Bags (3200 Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use* **Price** \$79.99

Sold by: Innovent Inc ([seller profile](#))

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

Economy Shipping

Payment information

Payment Method:

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$159.98
Shipping & Handling: \$0.00

Total before tax: \$159.98
Estimated tax to be collected: \$0.00

Grand Total: \$159.98

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

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Details for Order #112-2980165-2811461

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

Order Placed: December 8, 2021

Amazon.com order number: 112-2980165-2811461

Order Total: \$207.94

Not Yet Shipped

Items Ordered

2 of: *Scott Essential Professional 100% Recycled Fiber Bulk Toilet Paper for Business (13217), 2-PLY Standard Rolls, White, 80 Rolls / Case, 506 Sheets / Roll (Packaging may vary)* **Price**
\$63.99

Sold by: Amazon.com Services LLC

Condition: New

4 of: *Ginger Lily Farms Botanicals All-Purpose Liquid Hand Soap Refill, Fragrance Free, 100% Vegan & Cruelty-Free, 1 Gallon, Unscented, 128 Fl.Oz* **Price**
\$19.99

Sold by: TNG Worldwide ([seller profile](#))

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$207.94
Shipping & Handling: \$0.00

Total before tax: \$207.94
Estimated tax to be collected: \$0.00

Grand Total: \$207.94To view the status of your order, return to [Order Summary](#).

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**Final Details for Order #114-0148703-8500238**

Print this page for your records.

Order Placed: December 13, 2021**Amazon.com order number:** 114-0148703-8500238**Order Total:** \$36.57**Shipped on December 13, 2021****Items Ordered****Price**

1 of: *VacLife Air Compressor Tire Inflator, DC 12V Portable Air Compressor, Auto Tire Pump with LED Light, Digital Air Pump for Car Tires, Bicycles and Other Inflatables, Model: ATJ-1166, Yellow (VL701)* \$29.99
Sold by: VacLife ([seller profile](#))

Condition: New

1 of: *Hongri Plastic Clipboard, Green Clipboard Standard A4 Letter Size Clipboards for Nurses, Students, Office and Women, Clipboard with Pen Holder and Low Profile Clip, Size 12.5 x 9 Inch, (Green)* \$6.58
Sold by: Hongri-Direct ([seller profile](#))

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

Rush Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$36.57
Shipping & Handling: \$2.99
Free Shipping: -\$2.99

Total before tax: \$36.57
Estimated tax to be collected: \$0.00

Grand Total: \$36.57

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

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**Details for Order #113-5874676-0961867**

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Order Placed: December 16, 2021**Amazon.com order number:** 113-5874676-0961867**Order Total: \$131.94****Not Yet Shipped****Items Ordered**

6 of: *8ft Tablecloth Rectangular Spandex Linen - Black Table Cloth Fitted Cover for 8 Foot Folding Table, Wedding Linens Banquet Cloths Rectangle Covers* **Price**
\$21.99

Sold by: Glorified Enterprises ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$131.94
Shipping & Handling: \$0.00

Total before tax: \$131.94
Estimated tax to be collected: \$0.00

Grand Total: \$131.94

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

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amazon.com**Details for Order #114-6381801-3169030**Print this page for your records.**Order Placed:** December 28, 2021**Amazon.com order number:** 114-6381801-3169030**Order Total: \$31.19****Not Yet Shipped****Items Ordered**

1 of: *Hammermill Printer Paper, 20 Lb Copy Paper, 8.5 x 11 - 8 Ream (4,000 Sheets) - 92 Bright, Made in the USA* **Price**
\$31.19

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$31.19

Shipping & Handling: \$0.00

Total before tax: \$31.19

Estimated tax to be collected: \$0.00

Grand Total: \$31.19To view the status of your order, return to Order Summary.

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**Order #WD91254552**

Placed on: Dec 28, 2021

Billing Information

Waterset Central Cdd3434 Colwell Ave Suite 200
TAMPA FL 33614

Payment Method: MC ***8821

Item	Price/Item	Qty	Line Total
Ship To Home (1 item) 3434 Colwell Ave Suite 200 , TAMPA, FL 33614			
RIDGID 12 Gal. 5.0-Peak HP NXT Wet/Dry Shop Vacuum with Filter, Hose and Accessories	\$74.97 \$89.97 Saved 17%	1	\$74.97

Expect it on Dec 31

Subtotal	\$74.97
Shipping	FREE
Sales Tax	\$0.00
Total	\$74.97
You Saved	\$15.00

Need help?Online Customer Support:
1-800-430-3376Call 7 days a week:
6 a.m. to 2 a.m. EST

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**Details for Order #114-8091795-0551417**

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

Order Placed: December 29, 2021**Amazon.com order number:** 114-8091795-0551417**Order Total:** \$22.97**Not Yet Shipped****Items Ordered****Price**

1 of: *Microfiber Spray Mop Replacement Heads for Wet/Dry Mops Compatible with Bona Floor Care System (5 Pack)* \$15.98

Sold by: H-Gamely ([seller profile](#))

Condition: New

1 of: *DSTELIN Mini Binder Clips 3/4-Inch Small Black Paper Clamps for Office Supplies, 96-Pack (19mm)* \$6.99

Sold by: HZ JoIMO Corp ([seller profile](#))

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Debit Card | Last digits: 8821

Item(s) Subtotal: \$22.97

Shipping & Handling: \$0.00

Total before tax: \$22.97

Estimated tax to be collected: \$0.00

Grand Total: \$22.97

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

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

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**Details for Order #114-3560322-4433823**

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Order Placed: December 29, 2021**Amazon.com order number:** 114-3560322-4433823**Order Total: \$77.73****Not Yet Shipped****Items Ordered****Price**

1 of: 3 Pack 1" x 60 Yard STIKK Blue Painters Tape 14 Day Clean Release Trim Edge Finishing Tape (.94 in 24MM) (3 Pack) \$7.97

Sold by: On Pointe Distribution ([seller profile](#))

Condition: New

1 of: Sticky Notes 3x3, Bright Colorful Stickies, 12 Pads 1200 Sheets Total, Strong Self-Stick Notes, 6 Colors (Yellow, Green, Blue, Orange, Pink, Rose) \$12.99

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

Condition: New

1 of: AmazonCommercial 2-Ply White Adapt-a-Size Kitchen Paper Towels|Bulk|Adapt-a-size|Individually Wrapped|FSC Certified|140 Towels per Roll (12 Rolls)(11" x 6" Sheet) \$23.78

Sold by: Amazon.com Services LLC

Condition: New

1 of: Aluf Plastics 55-60 Gallon Black Trash Bags (150 Count) - 38" x 60" - 22 Microns Thick (equiv) High Density Value Garbage Bags for Bathroom, Office, Industrial, Commercial, Janitorial, Municipal, \$32.99

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Shipping Speed:

Rush Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 8821

Billing address

Waterset Central CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$77.73

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$77.73

Estimated tax to be collected: \$0.00

Grand Total: \$77.73

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

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