

Waterset Central Community Development District

Board of Supervisors' Meeting May 11, 2023

District Office: 2700 S. Falkenburg Road Suite 2745 Riverview, Florida 33578 813.533.2950

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572

District Board of Supervisors Deneen Klenke Chairman

Pete Williams
Doug South
Lynda McMorrow
Pam Parisi
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager Matthew Huber Rizzetta & Company, Inc.

District Counsel Erin McCormick Erin McCormick Law, PA

District Engineer Tim Plate Heidt Design

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 (48)advise the District Office at least forty-eight hours before 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.

Α person who decides to appeal any decision made at the with meeting/hearing/workshop respect to any matter considered 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

<u>District Office · Riverview, Florida · (813) 533-2950</u> Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

May 3, 2023

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**, **May 11**, **2023**, **at 9:00 AM** at the Office of **Rizzetta & Company**, **located at 2700 S. Falkenburg Rd.**, **Suite 2745**, **Riverview**, **FL 33578**. The following is the agenda for this meeting:

1.	CALL	. TO ORDER			
2.	AUDI	ENCE COMMENTS			
3.	. STAFF REPORTS				
	A.	Aquatic ReportTab 1			
	B.	Landscape & Irrigation			
		i. Presentation of Landscape Inspection ReportTab 2			
		ii. Landscape Contractor UpdateTab 3			
		iii. Irrigation Contractor UpdateTab 4			
	C.	District Counsel			
		i. Discussion Regarding Drama Kids Contract			
	D.	District Engineer			
	E.	Clubhouse Manager			
		i. Presentation of Management ReportTab 5			
	F.	District Manager			
		i. Presentation of District Manager's Report			
		(under separate cover)			
		ii. Announcement of Hillsborough County Registered			
		Voter CountTab 6			
4.	BUSINESS ITEMS				
	A.	Discussion of Temporary Access AgreementTab 7			
	B.	Consideration of Use of District Facilities			
	C.	Consideration of Revised Landscape Maintenance Exhibit Tab 8			
	D.	Discussion Regarding Interlocal AgreementTab 9			
	E.	Discussion of FY 2023/2024 Proposed Budget			
5. BUSINESS ADMINISTRATION					
	A.	Consideration of Minutes of Board of Supervisors'			
		Meeting held on April 13, 2023Tab 10			
	B.	Consideration of the Operation and Maintenance			
		Expenditures for March 2023Tab 11			
6.		ERVISOR REQUESTS			
7.	ADJC	DURNMENT			

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,

Matthew Huber

Matthew Huber Regional District Manager

Tab 1



MONTHLY REPORT

MAY 1, 2023



WATERSET CENTRAL CDD

Inspection Date:

April 26, 2023

Prepared For:

Matthew Huber

Prepared By:

Devon Craig Field operations Manager

P: 941.201.7287

E: dcraig@sitexaquatics.com

SUMMARY:

All sites have been treated this month. Water levels are continueing to drop as a result of the lack of rainfall. Algae blooms and submerged growth will increase during these times of drought. We will combat this with dyes and preventative applications. A little bit of consistent rainfall would go a long way.



1.



2.



3.



4.



5.



6.



7.



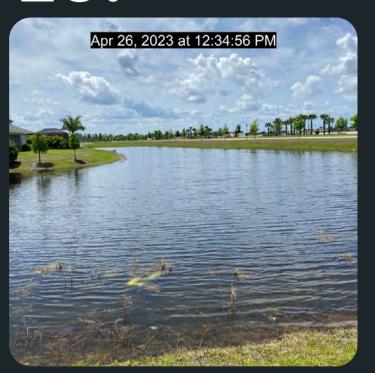
8.



9.



10.



11.



12.



13.



14.



15.



16.



POND SUMMARY

- 1: Shoreline vegetation and Algae has been treated.
- 2: Shoreline vegetation and Algae has been treated.
- 3: Shoreline vegetation and Algae has been treated.
- 4: Shoreline vegetation and Algae has been treated.
- 5: Shoreline vegetation and Algae has been treated.
- 6: Shoreline vegetation and Algae has been treated.
- 7: Shoreline vegetation and Algae has been treated.
- 8: Shoreline vegetation and Algae has been treated.
- 9: Shoreline vegetation and Algae has been treated.
- 10: Shoreline vegetation and Algae has been treated.
- 11: Shoreline vegetation and Algae has been treated.
- 12: Shoreline vegetation and Algae has been treated.

POND TREATMENTS

- 13: Shoreline vegetation and Algae has been treated.
- 14: Shoreline vegetation and Algae has been treated.
- 15: Shoreline vegetation and Algae has been treated.
- 16: Shoreline vegetation and Algae has been treated.
- 17: Shoreline vegetation and Algae has been treated.
- 18: Shoreline vegetation and Algae has been treated.
- 19: Shoreline vegetation and Algae has been treated.
- 20: Shoreline vegetation and Algae has been treated.
- 21: Shoreline vegetation and Algae has been treated.
- 22: Shoreline vegetation and Algae has been treated.
- 23: Shoreline vegetation and Algae has been treated.
- 24: Shoreline vegetation and Algae has been treated.

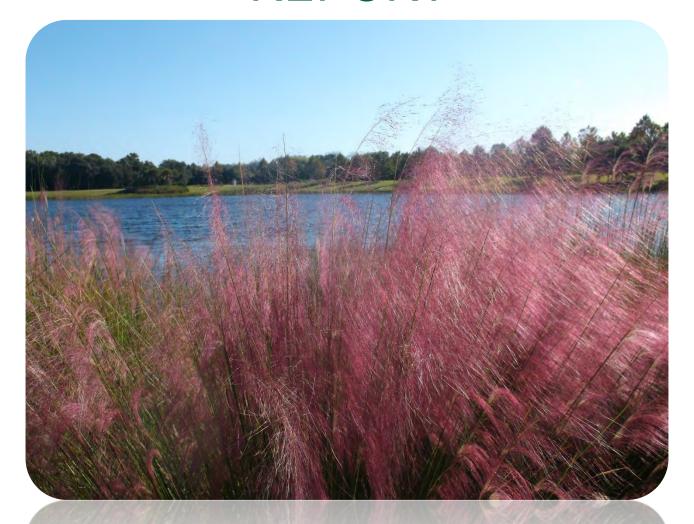
POND TREATMENTS

- 25: Shoreline vegetation and algae has been treated.
- 26: Shoreline vegetation and algae has been treated.
- 27: Shoreline vegetation and Algae has been treated.
- 28: Shoreline vegetation and Algae has been treated.

Tab 2

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



April 25, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Updates, Goldcoast, Sea Air

General Updates, Recent & Upcoming Maintenance Events:

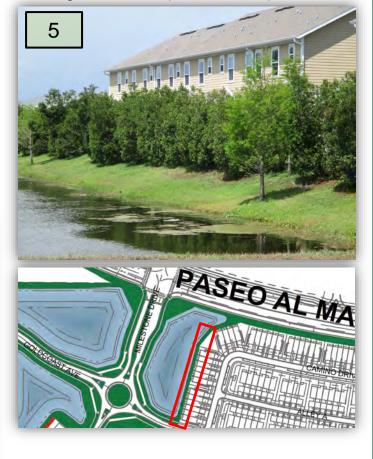
- During the month of May, all St. Augustine turf shall receive an application of 4200 lbs. (84 50 lb. bags) of 24-0-11 fertilizer. Also, all Celebration Bermudagrass shall receive an application of 750 lbs. (15 50 lb. bags) of 16-0-8 fertilizer.
- Per spec, Sunrise to notify me and Waterset Club staff at least five days prior to each application and check into the clubhouse on the day of application so on-site staff can verify quantities and type of fertilizer.

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.

- Make sure to keep all Bougainvillea on constant watch as they are ripe for another infestation of Bougainvillea Looper. Inspect all plants weekly and treat accordingly.
- Crews need to improve or get closer to the water's edge of the pond north of GoldCoast/west of Milestone.
- Hand pull tall weeds in the Variegated Confederate Jasmine on the Seaair cul-desac.
- 4. The Fakahatchee Grasses on the north side of Seaair are tuning brown. Diagnose and treat accordingly. (Pic 4)



5. Sunrise needs to make sure they are maintaining the entire pond bank of the pond between the west side of the Phase 4 South Townhomes and Milestone. Tree rings are not being maintained. (Pic 5 & below)





30th Street, Goldcoast, Paseo Al Mar Eastward, CGD,

6. Prune down the 'non-dwarf" Bougainvillea that have shot up from all the rest on the 30th Street median. Hand pull weeds. (Pic 6)



7. I would like Sunrise to straighten a leaning tree on the east side of 30th Street near the intersection of Goldcoast. (Pic 7)



- 8. Is Sunrise applying any specialty fertilizer to the Ixora on the property? During the RFP process, I stress to all bidders to include specialty fertilizers for specialty plants. Ixora should be considered in this category as it prefers acidic soil, and ours is alkaline. Those on the south side of PAM east of Waterset Blvd. WSBlvd.) are very chlorotic looking.
- 9. I'd like the different species of plants to be terraced on the south of the sidewalk on the south side of Paradiso.

10. Inspect, diagnose and treat accordingly more brown Fakahatchee Grasses on the west side of Covington Garden Dr. (CGD) across from the school. There are more southward. (Pic 10)



11. It appears we've had another accident, this time on the west side of CGD across from the school. Two trees have been destroyed. Sunrise to remove the remaining tree trunks and fill in hole. I will request a proposal for their replacement.

Sunrise to provide separate proposals for this work so we can get an insurance claim from the driver's insurance if a report was generated. (Pic 11a & b>)



CGD Near School, Wayfarer, WSBlvd.,

12. Wasn't this entire area between the sidewalk and I-75 wall south of the new school originally irrigated? By the look of the new Bahia turf, it appears it no longer is. Was anything adjusted here? Did the school GC not re-connect back into our irrigation system? (Pic 12)



- 13. Approximately 100' south of the northern end of the I-75 wall, there is another failing Sabal Palm. There are still green fronds, so we will look again next month. (Pic 13>)
- 14. As a reminder, Sunrise is to mow the back side of the I-75 wall once a month. Tall growth above the wall indicates this is not being completed. (Pic 14>)



15. Crews need to make sure to cut between the landscape buffer and black fence on the west side of CGD. It is quite a bit taller.

- 16. <u>UPDATE: This is the current condition of the area behind the 4th house on Del Coronado south of Wayfarer.</u> (Pic 16>)
- 17. Although plants have been ordered, a date has not been provided for the install of the Variegated Confederate Jasmine at the Golden Sky mail kiosk.
- 18. Can Sunrise apply some scram on the Jasmine at the Betel Palm mail kiosk?





- 19. A lot of the Bougainvillea on the WSBIvd. medians at Reservoir are becoming defoliated. Preventative treat for Looper.
- 20. Most Blue Daze still need to be pruned to the main stem, fertilized and watered.



Covington Garden Dr. South, WSBlvd. South, Wayfarer



21. Who will be responsible for straightening this streetlight on the west ROW of WSBIvd. across from Waterline? It happened as construction vehicles were accessing the sports facility. (Pic 21)



22. Sunrise to diagnose some turf issues on the Wayfarer cul-de-sac. Diagnose and treat accordingly. (Pic 22>)

23. Inspect a Red Maple at the Wayfarer mail kiosk. Blue Daze also needs some attention. (Pic 23)



24. New pool construction encroachment in this vicinity of Silver Sun. (see below)



- 25. Remove water shoots from the Sycamores on WSBIvd.
- 26. The Bougainvillea in the Waterset Club parking lot island needs attention.





Waterset Club

- 27. Why haven't the Confederate Jasmine
 been installed between the Waterset Club
 front door and the pool gates? These have
 been in stock now for a couple months.
 These should have gone in around March
 7th. (Pic 27>)
- 28. Remove seed pods from the Ribbon Palms on the Waterset Club pool decks. (Pic 28)







Proposals

- 1. Sunrise to provide a proposal to completely remove a fallen Sycamore on the north ROW of Paseo Al Mar (PAM) in front of the Waterset Club. Proposal shall include the option for its replacement with a 3" caliper Eastern Sycamore, *Platanus occidentalis*.
- I am re-requesting an Install & Invoice for the installation of enough 3 Gal., FULL Dw. Firebush to fill in the voids on the Milestone/Goldcoast roundabout.
- 3. Sunrise to provide two proposals one for the removal of what remains of two destroyed trees on the west side of CGD south of PAM, and another for their replacement with a 3" cal. Live Oak. Proposal to include the construction of an 8" 10" water saucer surrounding the entire rootball and a working flood bubbler.
- 4. Sunrise to provide a proposal to fill in the bares spots of "Helen Johnson" Dwarf Bougainvillea in the Waterset Club parking lot island. Use 3 Gal., FULL plants.



Tab 3

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



April 4, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Updates, Goldcoast, Sea Air, 30th Street, Covington Garden Dr.

General Updates, Recent & Upcoming Maintenance Events:

- During the month of April, all St. Augustine turf shall receive an application of 2100 lbs. (42 50 lb. bags) of 21-0-0 fertilizer. All Bahia turf shall receive an application of 550 lbs. (11 50 lb. bags) of 21-0-0 fertilizer. Also, all Celebration Bermudagrass shall receive an application of 750 lbs. (15 50 lb. bags) of 16-0-8 fertilizer.
- Per spec, Sunrise to notify me and Waterset Club staff at least five days prior to each application and check into the clubhouse on the day of application so on-site staff can verify quantities and type of fertilizer.

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. What is the irrigation duration and frequency for the Sycamores along Goldcoast Avenue leading to the lift station? Some are off-color and appear to be wilting. (see below)



- 2. By what date will the Dw. Firebush fill-ins be planted on the Goldcoast roundabout? Was reportedly to be completed in March.
- 3. I can't make out what might be going on with the turf on the Sea Air cul-de-sac. Has Sunrise inspected this to determine the cause of the dual color? One part also appears like it might be a dwarf variety of St. Augustine. This is a new occurrence. (Pic 3>)
- 4. Please verify the west side of 30th Street behind the sidewalk and the south side of Paseo Al Mar (PAM) south of the sidewalk is unirrigated Bahia.

- Inspect the Fakahatchee Grasses on the SE corner of the PAM Covington Garden Dr. (CGD) roundabout for spider mites and treat accordingly. Cut to a low mound after drenching.
- Re-straighten a tree approximately six trees north of the Golden Sky Ct. intersection on the west side of CGD.
- 7. The school GC installed turf between the sidewalk on the east side of CGD along the I-75 wall, but it appears to be dead. If it is Bahia, it should rebound, however, we used to have irrigation here. Did they re-install it?





Covington Garden Dr., I-75 Wall, Golden Sky, Wayfarer

- 8. Has BCI attempted to add additional irrigation driplines or additional micro-jets on the drip lines where Sweet viburnum are suffering where planted behind Fakahatchee grasses?
- Maintain the tree rings surrounding the pond south of Betel Palm.
- 10. We'll need to monitor this Sabal Palm on the west side of CGD between Betel Palm and inland. However, usually these go quickly once they look like this. (Pic 10)



11. Hand pull tall weeds along the CGD/I-75 wall. (Pic 11)



12. There are still a lot of hanging tree straps on both sides of CGD southward as well as the pines along the I-75 wall.

- 13. The Blue Daze should be cut closer to the ground at the mail kiosk park on Wayfarer between Del Coronado and Limelight. Fertilize lightly and put the water to it.
- 14. The trees along the I-75 wall along the pond bank need to be line trimmed. Tree rings on the east side of CGD south of Mainland are not being maintained.
- 15. By what date will the Variegated Confederate Jasmine be installed in front of the Golden Sky mail kiosk? No response was provided in the previous report. (Pic 15)



16. Is the irrigation working properly on the Wayfarer cul-de-sac. The entire thing has extremely dry looking turf. Does this recent irrigation repair have anything to do with it? (Pic 16)





Waterset Blvd. South, Waterset Club

17. Not sure what has occurred here behind this house on Silver Sun, but the pond bank is down to mostly dirt. This is the 10th house south of the berm between the ponds between Reservoir and Waterline. (Pic 17 & below)



- 18. Remove tree straps from the trees on both Waterset Club pool decks (mostly Shady Ladies).
- 19. Clean out dead growth on the Giant Birds-of-Paradise.
- 20. Crews need to refrain from piling fertilizer around the bases of plants, **especially palms**. These palms should be receiving 1 ½ lbs. of 8-0-12+4Mg fertilizer per 100 Sq. Ft. of palm crown and it should be spread around the drip line of the palm and kept from contacting the closest roots to the palm trunk. (Pic 20>)

21. Remove the failing Variegated Ginger sitting in the full sun near the waterslide. This plant prefers evenly moist soil, lots of organic matter and partial to full shade. (Pic 21)



- 22. As a reminder, we need to make sure ALL Red Maples are getting "over watered" until the rains begin. These trees prefer lots of water and will die if they do not receive it. (Pic 22>)
- 23. By what date will the Confederate Jasmine be planted to the right of the front of the Waterset Club? No response was provided to last month's report





Waterset Club





Proposals

 On the west side of CGD about 100' south of the northern tip of the pond on the east side of CGD, there is another dead Sabal Palm. Sunrise to provide a proposal to completely remove this palm (including root ball) and replace with a Sabal Palm of same height and trunk structure. (Pic 1)



 There is another dead Sabal Palm on the north side of Reservoir immediately east of Waterset Blvd. Sunrise to provide a proposal to completely remove this palm (including root ball) and replace with a Sabal Palm of same height and trunk structure. (Pic 2)



3. Beginning in the last cluster of Sabal Palms on the WSBlvd. median north of Waterline and extending to the third cluster of Sabals south of Waterline, three dead Sabals need to be removed (including rootball) and replaced with same size. (Pics 3a, b & c>)

<u>Are these Sabal Palms south of Waterline</u> still under warranty?









Proposals

4. Sunrise to provide a proposal to remove the Variegated Ginger in front of this Shady Lady trunk and replace with 3 Gal., FULL Petra Croton, 24" centers. Add potting mix to the soil backfill. Ensure enough drip lines are present to support the new plants. There are at least two more beds (one under a Ribbon Palm) on the lap pool deck where we can do this same thing. Include those. (Pic 4)



5. Where Better John Bottlebrush were removed around the perimeters of the pool decks, Sunrise to provide a proposal to install 3 Gal., FULL Mammy Crotons, 24: oc. (Pic 5)



 This bed of failing Shell Ginger should also be removed and replaced with 3 Gal., Full Mammy Croton. There is another longer run between this bed and the beach that can receive 3 Gal., FULL Mammy Croton. (Pics 6a, b & c>)











Customer:

Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date:

Mulch Installation

Apply Spring Installation of mulch throughout property.



Enhancement

ItemsQuantityUnitMulch Installation950.00ea

Enhancement: \$42,750.00

PROJECT TOTAL: \$42,750.00



Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.

Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.

Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation is not included in this proposal. Landscaping without automated irrigation cannot be guaranteed.

Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.



Ву _	M and	Ву	
	Jeff Cane		
Date		Date	
	Sunrise Landscane	Waterset Central C	.DD



Customer:

Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date: 4/10/2023

Remove & Replace 3 Sabal Palms on WSBLVD near Waterline

Remove and Replace 3 Sabal Palms on the WSBLVD Median North of Waterline extending to the third cluster South of Waterline.





Enhancement

ItemsQuantityUnitRemove 3 Sabal Palms3.00ea

Enhancement: \$1,560.00

Install 3 Sabal Palms 15-20ft

ItemsQuantityUnitInstall 3 Sabal Palms 15-20ft3.00ea

Install 3 Sabal Palms 15-20ft: \$2,910.00

PROJECT TOTAL: \$4,470.00

Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

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Annuals are excluded from warranty / guarantee.

Irrigation modifications and repairs will be performed at time and material rates then invoiced separately. Landscaping without automated irrigation cannot be guaranteed.

Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.

Ву	M and	Ву	
	Jeff Cane	· ·	
Date	4/10/2023	Date	
	Sunrise Landscape	Waterset Central CDD	



Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date: 4/10/2023

Remove & Replace Sabal Palm in CGD near pond

Remove & Replace Sabal Palm on CGD near pond



Enhancement

ItemsQuantityUnitRemove Sabal Palm1.00ea

Enhancement: \$520.00

Install Sabal Palms 15-20ft

ItemsQuantityUnitInstall Sabal Palms 15-20ft1.00ea

Install Sabal Palms 15-20ft: \$970.00

PROJECT TOTAL: \$1,490.00

Sod totals are approximate.

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Ву	M and	Ву	
	Jeff Cane	· ·	
Date	4/10/2023	Date	
	Sunrise Landscape	Waterset Central CDD	



Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date: 4/10/2023

Remove & Replace Sabal Palm on north side of Reservoir.

Remove & Replace Sabal Palm on north side of Reservoir.



Enhancement

Items Quantity Unit Remove Sabal Palm 1.00 ea

> **Enhancement:** \$223.97

Install Sabal Palm 15-20ft

ItemsQuantityUnitInstall Sabal Palms 15-20ft1.00ea

Install Sabal Palm 15-20ft: \$1,266.03

PROJECT TOTAL: \$1,490.00

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.

Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.

Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation modifications and repairs will be performed at time and material rates then invoiced separately. Landscaping without automated irrigation cannot be guaranteed.

Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Ву	M and	Ву	
	Jeff Cane	· ·	
Date	4/10/2023	Date	
	Sunrise Landscape	Waterset Central CDD	



Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date: 4/10/2023

Waterset Club Bottlebrush to Mammy Crotons

Waterset Club Bottlebrush to Mammy Crotons.

-Replace removed bottlebrush at Waterset Club with 3gal. full Mammy Crotons.



1/4

Enhancement

Items	Quantity	Unit
Labor - Enhancement	6.00	Hr
3 gal Mammy Crotons	25.00	ea

Enhancement: \$820.25

PROJECT TOTAL: \$820.25

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

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	Jeff Cane	•	
Date	4/10/2023	Date	
	Sunrise Landscape	Waterset Central CD	D D



Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date: 4/10/2023

Waterset Club Ginger to Mammy Crotons

Waterset Club Ginger to Mammy Crotons.

-Replace Ginger at Waterset Club with 3gal. full Mammy Crotons.





Enhancement

Items	Quantity	Unit
Labor - Enhancement	8.00	Hr
3 gal Mammy Crotons	20.00	ea

Enhancement: \$877.00

PROJECT TOTAL: \$877.00

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

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_	Jeff Cane	,	
Date	4/10/2023	Date	
	Sunrise Landscape	Waterset Central (CDD



Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

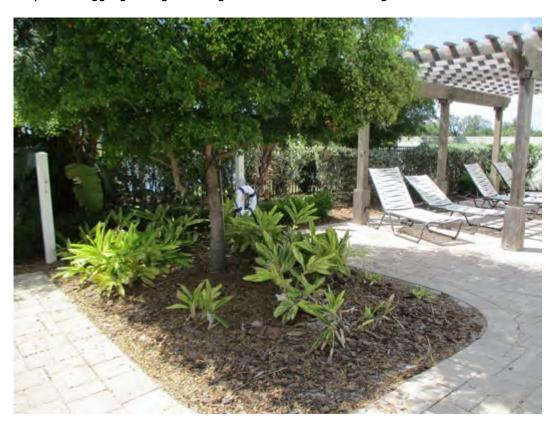
Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date: 4/10/2023

Waterset Club Ginger to Petra Crotons

Waterset Club Ginger to Petra Crotons.

-Replace struggling Variegated Ginger at Waterset Club with 3gal. full Petra Crotons.



1/4

Enhancement

Items	Quantity	Unit
Labor - Enhancement	9.00	Hr
3 gal Petra Crotons	30.00	ea

Enhancement: \$1,108.50

PROJECT TOTAL: \$1,108.50

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

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Ву	M and	Ву	
	Jeff Cane	•	
Date	4/10/2023	Date	
	Sunrise Landscape	Waterset Central CD	D D



Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572 Office # 813-533-2952

Cell #

Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez agonzalez@sunriselandscape.com Date: 3/8/2023

Sycamores Tree Replacement

Completely remove and replace Sycamores on the west side of WSBlvd. north of Waterline and replace with a 4" caliper Sycamore.



Enhancement

Items	Quantity	Unit
Labor - Enhancement	10.00	Hr
Platanus occidentalis FG 4" Cal.	2.00	ea

Enhancement: \$2,565.00

PROJECT TOTAL: \$2,565.00

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

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Irrigation is not included in this proposal. Landscaping without automated irrigation cannot be guaranteed.

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Ву	And L	Ву	
	Alex Gonzalez		
Date	3/8/2023	Date	
	Sunrise Landscape	Waterset Central CDD	

Tab 4



IRRIGATION REPORT

DATE: April 11, 2023 PROJECT: Waterset Central

RE: Responses to April 4, 2023 Field Inspection Report

- 1. Tree zones are irrigating twice a week for 20 minutes and the adjacent spray zones are irrigating three times a week for approximately 22 minutes.
- 4. There is no irrigation behind the sidewalk on 30th Street or behind the sidewalk on PAM.
- 7. In looking at the as-build, there isn't any irrigation back of sidewalk along the east side of Covington Garden.
- 8. Ballenger Irrigation has not added Maxi-Jets or additional drip to the Viburnum planted near the Fakahatchee Grass. There has been a constant demand for mainline repairs and valve repairs to keep the turf areas green. This is something we hope to address this month.
- 16. There were two valve failures in this cul-de-sac. Both valves have now been replaced and the turf has good coverage.
- 22. The red maples throughout the site are being monitored for signs of stress and irrigation is being adjusted as necessary.

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



Phone: 727-520-1082

Tab 5





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

Community Director Report May 2023 Meeting



Administrative

CDD Access Requests: 5406 Wayfarer Avenue

A1 Lightning Lockservice was on property for the clubhouse front entrance door as well as the back door. The doors were not locking properly. The front entrance door has been repaired. A new door handle mechanism has been ordered for the back door.

DCSI is still awaiting the delivery of some parts of the talk down equipment. Once all parts are delivered we will be scheduled for installation.

The palms and planters at the clubhouse lap pool area have been removed. Management has contacted Luxury Stoneworks for a proposal on the pavers for the area.









Payment for the Clubhouse outdoor board has been requested. As soon as vendor receives payment, the order will be processed.



Homeowner Jennifer Mitchel reached out to the county to request a Dead End / No Outlet Sign to the existing Wayfarer Avenue street sign. Their process is to coordinate with the respective CDD/HOA representative for approval as we have decorative posts. Typically, the County will provide and install our sign and post assembly to the location, but it would be up to the CDD/HOA to incorporate the new sign on the decorative post.

Management reached out to DHOI for a proposal to replace the clubhouse gym door. The gym door has not been closing all the way and is no longer aligned towards the bottom of the door causing the door to remain open. The proposal came in at \$1,645.83. DHOI does not provide installation. Management would reach out to a separate vendor for installation.

MDS has scheduled us for the soffit repairs for the clubhouse for week of May 8th. Once the repairs are completed, they will begin the pressure washing of the clubhouse roof.

Mr. Jackson from Olukun Aquatics would like to offer services for water safety instructions.

Group Lessons Children/ Parents/ Infants \$20.00 per 30-minute lesson 8 Lesson Package is \$150.00

Private Lessons – Adults/Children \$40.00 per 30minute lesson 8 Lesson Package \$300.00



Central Community Development District – Community Director Report

Maintenance

The maintenance team inspected all Central playgrounds.



The maintenance team power washed the sidewalks around the Waterset Clubhouse.



The maintenance team treated the central amenities for fire ants.



Central Community Development District – Community Director Report

The maintenance team repaired pickle ball nets and the tennis court nets.



The maintenance team repaired the wind nets in the tennis courts.



The maintenance team replaced the basketball nets.





The maintenance team repaired the stop signs at Del Coronado and Wayfarer and Limelight and Wayfarer as they had been removed.





Report Respectfully Submitted, Katiria Parodi, LCAM





Waterset HOA

7281 Paradiso Drive Apollo Beach, FL 33572

(813) 677-2114

Date: February 17, 2023

Kimberly Pierce Johnson & Kevin Johnson 5406 Wayfarer Ave Apollo Beach FL 33572

RE: Architectural Conditional Approval:

Dear Kimberly Pierce Johnson & Kevin Johnson,

Your request for architectural change has been **conditional approved** for the following specific modification to your home:

Pool

The **conditional approval** of your request for architectural change is subject to the following stipulations:

Approved: pool and bird cage per plan.

Upon final approval, the HO will need to provide a landscape plan that includes a buffer for the pool equipment.

Your changes must comply with state, county, and local guidelines along with your Waterset Architectural Design Guidelines.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

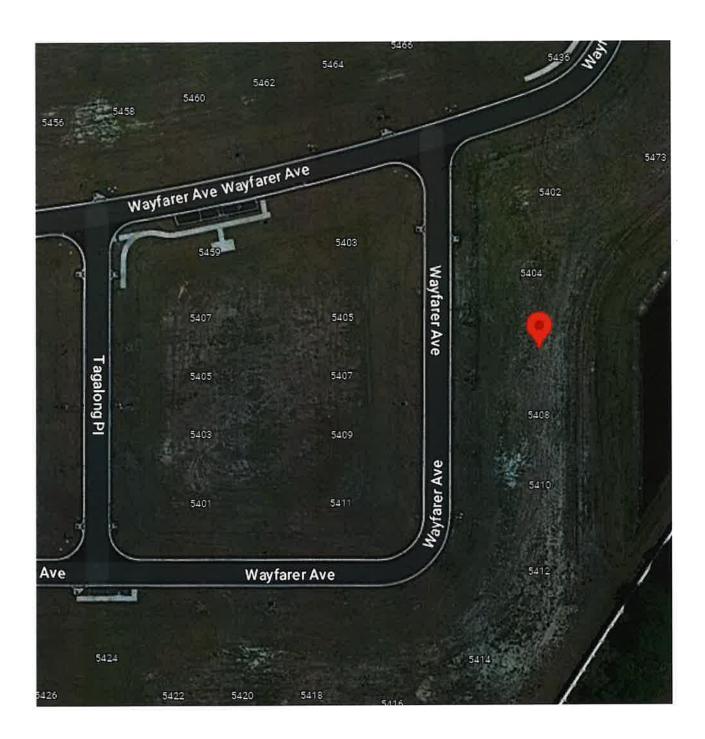
We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes.

To view your approved application, please click the following link: View/Update Online: https://hoa.smartwebs.com/i2ENg.

Respectfully,

Castle Management, LLC.

On Behalf of the Board of Directors



Kevin Johnson & Kimberly Pierce-Johnson 5406 Wayfarer Avenue Apollo Beach, FL 33572

April 6, 2023

Dear Waterset CDD Committee Members,

Please accept this letter as a formal request to allow our pool vendor, Waterscapes Pools & Spas, access via the CDD property behind our home at 5406 Wayfarer Avenue. This is necessary as one of our neighbors has a fence installed which does not allow for the 6 feet of clearance required by the machinery. There isn't a fence on the other side of our home, but those neighbors recently put their house on the market. The neighbors wanted to allow access but was informed by their attorney and realtor that nothing could be done until after the property is sold. We don't know how long the sales process will take and if we don't begin and complete construction within a certain timeframe it will jeopardize our pool financing.

I've attached pictures of the access route (approximately 400 ft) we are requesting for your review and consideration.

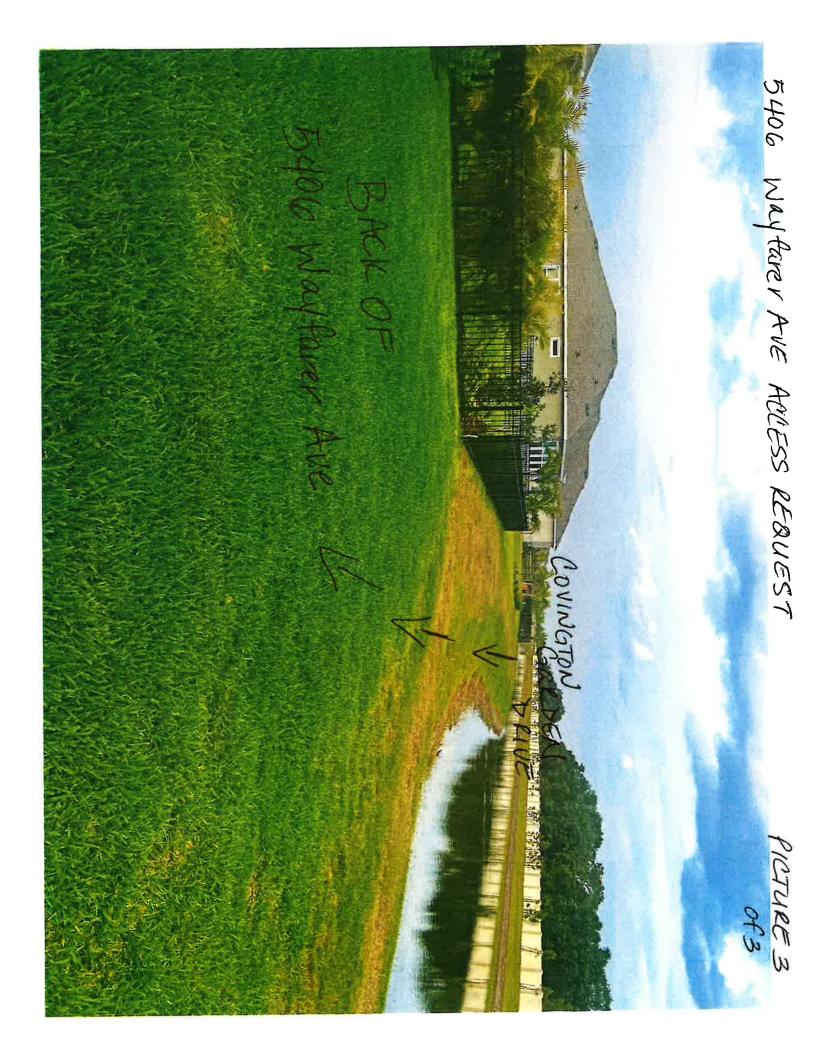
If you have any questions, please feel free to contact us via email at zur928@gmail.com or at 917.359.1203.

Thank you in advance for your time and consideration.

Kevin Johnson & Kimberly Pierce-Johnson







Re: Request for Dead End / No Outlet Sign - Wayfarer Avenue

Jennifer Mitchell <mmjm2k16@gmail.com>

Fri 4/28/2023 12:46 PM

To: Katiria Parodi kparodi@castlegroup.com

Cc: Friedman, Scott < Friedman S@hillsboroughcounty.org >

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.

Thanks for the update!

Sent from my iPhone

On Apr 28, 2023, at 12:42 PM, Katiria Parodi kparodi@castlegroup.com wrote:

Good Afternoon!

This information has been sent over to the Waterset Central CDD board for discussion during their May 11th board meeting. Once they provide me with direction, I will advise.

Thank you,

From: Jennifer Mitchell <mmjm2k16@gmail.com>

Sent: Friday, April 28, 2023 10:58 AM

To: Friedman, Scott < Friedman S@hillsboroughcounty.org >

Cc: Katiria Parodi < kparodi@castlegroup.com>

Subject: Re: Request for Dead End / No Outlet Sign - Wayfarer Avenue

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.

Hi Katiria,

Hope all is well.

An update would be appreciated.

Thanks

Jenn

Sent from my iPhone

On Apr 26, 2023, at 11:34 AM, Friedman, Scott <FriedmanS@hillsboroughcounty.org > wrote:

Katiria Parodi

Property Manager | Castle Group Waterset HOA "Proudly Managed by Castle Group" 7281 Paradiso Drive,, Apollo Beach, FL 33572 kparodi@castlegroup.com | www.castlegroup.com

P: 813-677-2114

<0.png>

RE: WR03210082 / SR592577

Ms. Parodi,

Jennifer Mitchell has provided me with your contact information. In regards to Ms. Mitchell's request for a Dead End / No Outlet sign to be attached to the existing street sign, our process is to coordinate with the respective CDD/HOA representative for your approval since the subdivision has decorative posts.

Typically, the County will provide and install our sign and post assembly to the location, but it would be up to the CDD/HOA to incorporate the new sign on the decorative post.

Please let me know if you have any comments or preferences of sign.

Thank you for your cooperation,

Scott Friedman Engineering Associate

Hillsborough County
Public Works Department/Technical Services Division
Traffic Engineering and Operations

M: (813) 521-6861

E: friedmans@hillsboroughcounty.org



<u>OLOKUN</u> – <u>AQUATICS</u> **GROUP LESSONS (2-6)**

Children-Parent & Infants - Adults

30 MIN LESSON \$20

8-LESSON PACKAGE DEAL \$150

PRIVATE LESSONS

Adults/Children

30 MIN LESSON \$40°

8-LESSON PACKAGE DEAL \$300

I.jackson@olokun-aquatics.com

703.508.2523

Waterset - Olokun-Aquatics Water Safety and Swimming Instruction Schedule

8 Classes per	Session		Each Class 30 minutes				
DATE	DAY	TIME	CLASS				
22-May	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Monday	9:45 - 10:15 AM	Adults				
	Monday	4:00 - 4:30 PM	Children (5-8 years)				
Monday		4:45 - 5:15 PM	Children (9+ years)				
24-May	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Wednesday	9:45 - 10:15 AM	Adults				
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)				
	Wednesday	4:45 - 5:15 PM	Children (9+ years)				
29-May	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Monday	9:45 - 10:15 AM	Adults				
	Monday	4:00 - 4:30 PM	Children (5-8 years)				
	Monday	4:45 - 5:15 PM	Children (9+ years)				
31-May	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Wednesday	9:45 - 10:15 AM	Adults				
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)				
	Wednesday	4:45 - 5:15 PM	Children (9+ years)				
5 June	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Monday	9:45 - 10:15 AM	Adults				
	Monday	4:00 - 4:30 PM	Children (5-8 years)				
	Monday	4:45 - 5:15 PM	Children (9+ years)				
7-Jun	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Wednesday	9:45 - 10:15 AM	Adults				
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)				
	Wednesday	4:45 - 5:15 PM	Children (9+ years)				
12-Jun	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Monday	9:45 - 10:15 AM	Adults				
	Monday	4:00 - 4:30 PM	Children (5-8 years)				
	Monday	4:45 - 5:15 PM	Children (9+ years)				
14-Jun	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)				
	Wednesday	9:45 - 10:15 AM	Adults				
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)				
	Wednesday	4:45 - 5:15 PM	Children (9+ years)				
19-Jun	Monday	NO MORNING CLASS	Parent & Baby (6 mths – 4 years)				
	Monday	NO MORNING CLASS	Adults				
	Monday	4:00 - 4:30 PM	Children (5-8 years)				

	Monday	4:45 - 5:15 PM	Children (9+ years)
21-Jun	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Wednesday	9:45 - 10:15 AM	Adults
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)
	Wednesday	4:45 - 5:15 PM	Children (9+ years)
26-Jun	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Monday	9:45 - 10:15 AM	Adults
	Monday	4:00 - 4:30 PM	Children (5-8 years)
	Monday	4:45 - 5:15 PM	Children (9+ years)
28-Jun	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Wednesday	9:45 - 10:15 AM	Adults
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)
	Wednesday	4:45 - 5:15 PM	Children (9+ years)
3 July	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Monday	9:45 - 10:15 AM	Adults
	Monday	4:00 - 4:30 PM	Children (5-8 years)
	Monday	4:45 - 5:15 PM	Children (9+ years)
5-July	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Wednesday	9:45 - 10:15 AM	Adults
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)
	Wednesday	4:45 - 5:15 PM	Children (9+ years)
10 July	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Monday	9:45 - 10:15 AM	Adults
	Monday	4:00 - 4:30 PM	Children (5-8 years)
	Monday	4:45 - 5:15 PM	Children (9+ years)
12 July	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Wednesday	9:45 - 10:15 AM	Adults
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)
	Wednesday	4:45 - 5:15 PM	Children (9+ years)
19 July	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Monday	9:45 - 10:15 AM	Adults
	Monday	NO EVENING CLASS	Children (5-8 years)
	Monday	NO EVENING CLASS	Children (9+ years)
		0.00 0.30 444	Devent 9 Deby (6 mths Aveors)
31 July	Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Wednesday	9:45 - 10:15 AM	Adults Children (F. Rycare)
	Wednesday	4:00 - 4:30 PM	Children (5-8 years)
	Wednesday	4:45 - 5:15 PM	Children (9+ years)
2-August	Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
	Monday	9:45 - 10:15 AM	Adults

Monday	4:00 - 4:30 PM	Children (5-8 years)
Monday	4:45 - 5:15 PM	Children (9+ years)
Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
Wednesday	9:45 - 10:15 AM	Adults
Wednesday	4:00 - 4:30 PM	Children (5-8 years)
Wednesday	4:45 - 5:15 PM	Children (9+ years)
Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
Monday	9:45 - 10:15 AM	Adults
Monday	4:00 - 4:30 PM	Children (5-8 years)
Monday	4:45 - 5:15 PM	Children (9+ years)
Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
Wednesday	9:45 - 10:15 AM	Adults
Wednesday	4:00 - 4:30 PM	Children (5-8 years)
Wednesday	4:45 - 5:15 PM	Children (9+ years)
Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
Monday	9:45 - 10:15 AM	Adults
Monday	4:00 - 4:30 PM	Children (5-8 years)
Monday	4:45 - 5:15 PM	Children (9+ years)
Wednesday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
Wednesday	9:45 - 10:15 AM	Adults
Wednesday	4:00 - 4:30 PM	Children (5-8 years)
Wednesday	4:45 - 5:15 PM	Children (9+ years)
Monday	9:00 - 9:30 AM	Parent & Baby (6 mths – 4 years)
Monday	9:45 - 10:15 AM	Adults
Monday	4:00 - 4:30 PM	Children (5-8 years)
	4:45 - 5:15 PM	Children (9+ years)
	Monday Wednesday Wednesday Wednesday Wednesday Monday Monday Monday Wednesday Wednesday Wednesday Wednesday Wednesday Wednesday Wednesday Wednesday Monday Monday Monday Monday Monday Wednesday Wednesday Wednesday Wednesday Wednesday Wednesday Wednesday Wednesday Monday Monday Monday Monday Monday Monday Monday	Monday 4:45 - 5:15 PM Wednesday 9:00 - 9:30 AM Wednesday 4:00 - 4:30 PM Wednesday 4:45 - 5:15 PM Monday 9:00 - 9:30 AM Monday 9:45 - 10:15 AM Monday 4:00 - 4:30 PM Monday 9:00 - 9:30 AM Wednesday 9:00 - 9:30 AM Wednesday 4:00 - 4:30 PM Wednesday 4:45 - 5:15 PM Monday 9:45 - 10:15 AM Monday 4:45 - 5:15 PM Monday 4:45 - 5:15 PM Wednesday 9:00 - 9:30 AM Wednesday 9:00 - 9:30 AM Wednesday 9:45 - 10:15 AM Wednesday 4:45 - 5:15 PM Monday 9:45 - 10:15 AM Wednesday 4:45 - 5:15 PM Monday 9:45 - 10:15 AM

Certificate of Completion

Leon Jackson Jr.

has completed the requirements for

Water Safety Instructor

conducted by

American Red Cross

Date Completed: 06/14/2022

Valid Period: 2 Years

Certificate ID: 00U2R9U





Scan code or visit:

https://www.redcross.org/take-a-class/qrcode?certnumber=0 0U2R9U

Certificate of Completion

Leon Jackson

has completed the requirements for

Adult and Pediatric First Aid/CPR/AED

conducted by

American Red Cross

Date Completed: 06/08/2021

Valid Period: 2 Years

Certificate ID: 00LJCQK





Scan code or visit:

https://www.redcross.org/take-a-class/qrcode?certnumber=0

OLJCQK



QUOTE

April 21, 2023

5712 W, SLIGH AVE TAMPA, FL 33634 PHONE 813-281-0473 FAX 813-281-0584

SUBMITTED TO: CASTLE GROUP

ATTENTION: KATIRIA PROJECT: GYM DOOR

LOCATION: TAMPA, FL

SALES REP: ANDRE BALLOCK **EMAIL** ABALLOCK@DHOLCOM

813-360-2915

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS:

QTY	ITEM / DESCRIPTION	UNIT	EXTENDED	
QII	HEW/DESCRIPTION	 PRICE	PRICE	PRICE
	HOLLOW METAL DOORS			\$ 1,531.00
1	3/0 X 8/0 X 1 3/4 - 18 GA FULL LITE 24 X 76 - HM DOOR	\$ 1,531.00	\$ 1,531.00	

CELL#

EXCLUSIONS AND NOTES

- *** UNLOADING, INSTALL, KEYING, ALUMINUM STOREFRONT, & CARD ACCESS BY OTHERS
- *** 5/16" CLEAR IMPACT GLASS QUOTED
- *** DOOR MEASUREMENTS NEED TO BE CONFIRMED BEFORE ORDERING

1,531.00 SUBTOTAL TAX 114.83 1,645.83 **TOTAL**

TERMS: NET 30 FROM DATE OF INVOICE WE ARE CITY OF TAMPA MINORITY CERTIFIED MATERIALS ARE FOB TAILGATE @ JOBSITE - UNLOADING BY OTHERS

A service charge of 1 1/2% per month (18% annual rate) will be added to past due accounts after 60days

In the event that any suit is required to effect collection, the undersigned will be liable for reasonable attorney fees and other reasonable litigation costs...

This quotation is guaranteed for 15 days, therafter subject to change and must be repriced.

Extension and interpretation errors are subject to correction.

All quotes made and orders received are subject to the approval of our credit department

ACCEPTANCE OF PROPOSAL: The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. SIGNATURE Authorized agent for named company DATE: ___ COMPANY:_



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/04/2023

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

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

					CONTA	CT						
PROD	DUCER				CONTA NAME:	Contrador	Rosencrans	TEN				
Roe	Insurance Inc.				PHONE (727) 376-0030 FAX (A/C, No): (727) 376-2262							
9851 State Road 54						E-MAIL ADDRESS: trudy@roeiins.com						
						INSURER(S) AFFORDING COVERAGE						
New	Port Richey			FL 34655	INSURE	RA: Southern	Owners Insur	ance Co.		10190		
INSUI	RED				INSURE	RB.	ners Insurance			18988		
	Door & Hardware Openings Inc				INSURE	Rc: Americar	Builders Insu	rance Company		11240		
	5712 W Sligh Ave				INSUR	ERD:						
					INSUR	ER E :						
	Tampa			FL 33634-4436	INSUR	ERF:						
				NUMBER: MASTER CER				REVISION NUMBER:				
INI CE EX	IIS IS TO CERTIFY THAT THE POLICIES OF IN DICATED. NOTWITHSTANDING ANY REQUIR ERTIFICATE MAY BE ISSUED OR MAY PERTA (CLUSIONS AND CONDITIONS OF SUCH POL	REMEI IN, TH LICIES	NT, TE IE INS S. LIM	ERM OR CONDITION OF ANY (SURANCE AFFORDED BY THE IITS SHOWN MAY HAVE BEEN	CONTR E POLIC	ACT OR OTHER IES DESCRIBEI CED BY PAID CL	R DOCUMENT V D HEREIN IS SI AIMS.	WITH RESPECT TO WHICH T	HIS			
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT				
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR							EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300	,000,000		
	Contractual Liability	ntractual Liability Y 20007252 01/01/2023				MED EXP (Any one person)	\$ 10,0					
Α				01/01/2024	PERSONAL & ADV INJURY							
	GEN'L AGGREGATE LIMIT APPLIES PER:									GENERAL AGGREGATE		00,000
	POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG	\$ 2,00	00,000		
	OTHER:							Premises/Operations	\$			
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$ 1,00	0,000		
	X ANY AUTO							BODILY INJURY (Per person)	\$			
В	OWNED SCHEDULED AUTOS ONLY			5100725200		01/01/2023	01/01/2024	BODILY INJURY (Per accident)	\$			
	HIRED AUTOS ONLY AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$						
								Uninsured motorist BI	\$ 1,000,000			
	✓ UMBRELLA LIAB ✓ OCCUR							EACH OCCURRENCE	9	00,000		
Α	EXCESS LIAB CLAIMS-MADE	Υ		51-007252-01		01/01/2023	01/01/2024	AGGREGATE \$		00,000		
	DED RETENTION \$ 10,000							4 DED 1 070	\$			
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	ETOR/PARTNER/EXECUTIVE TALL MACAGE AND THE TOR AND THE						➤ PER STATUTE OTH- ER	4			
С	ANY PROPRIETOR/PARTNER/EXECUTIVE			WCV023142706	01/01/2023 01	01/01/2024	E.L. EACH ACCIDENT	-	00,000			
-	(Mandatory in NH)		J \(\frac{1}{2}\)		052020			E.L. DISEASE - EA EMPLOYEE	4.00	000,000		
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$ 1,00	000,000		

CERTIFICATE HOLDER		CANCELLATION				
Waterset Central CDD		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.				
3434 Colwell Ave		AUTHORIZED REPRESENTATIVE				
Suite 200						
Tampa	FL 33614	Outrodoro roco				

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

Workers Compensation applies to Florida operations only. Waterset Central CDD is included as additional insured as required by written contract.

Form (Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1 Name (as shown on your income tax return). Name is required on this line; of	to not leave this line blank.													
	Door and Hardware Openings, Inc.						_		_	_	_	_	_		
	2 Business name/disregarded entity name, if different from above														
Je 3.	Check appropriate box for federal tax classification of the person whose natifollowing seven boxes.	me is entered on line 1. Che	eck only on	e (of the						apply				
n pag		n 🗌 Partnership	☐ Trust	/es	instructions on page 3):										
e. nso	☐ Individual/sole proprietor or ☐ C Corporation ☐ S Corporation single-member ☐ C	- Landounp				Exempt payee code (if any)									
t p	Limited liability company. Enter the tax classification (C=C corporation, S														
Print or type. Specific Instructions on page	Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that									S code (if any)					
cific	is disregarded from the owner should check the appropriate box for the tax classification of its owner.									aintaineo	d outside	the U	S.)		
Ď	Other (see instructions) ► 5 Address (number, street, and apt. or suite no.) See instructions. Requester's name									nal)			_		
See S	P.O. Box 22322														
Ø	6 City, state, and ZIP code														
	Tampa, FL 33622														
	7 List account number(s) here (optional)														
									_						
Par						activity.	dest		_			_	_		
Enter	your TIN in the appropriate box. The TIN provided must match the name withholding. For individuals, this is generally your social security numbers.	me given on line 1 to avo		Soc	cial se	cunty	nu	mber	=		T		러		
reside	nt alien, sole proprietor, or disregarded entity, see the instructions for	Part I, later. For other				- 1	-			-					
entitie	s, it is your employer identification number (EIN). If you do not have a	number, see How to get	ta ∟ O				L		_						
TIN, I	iter. If the account is in more than one name, see the instructions for line 1	1 Also see What Name a	-		ployer	iden	tific	ation	nu	mber					
Numb	er To Give the Requester for guidelines on whose number to enter.	1.7800 000 77/101 740/10 1					Т	T	T						
				5	9	- 3	2	9 5		6 3	2	7			
Par	Certification														
Unde	penalties of perjury, I certify that:														
1. The	number shown on this form is my correct taxpayer identification num	ber (or I am waiting for	a number	to	be is	sued	to	me);	an	d 	l Day				
Sei	n not subject to backup withholding because: (a) I am exempt from ba vice (IRS) that I am subject to backup withholding as a result of a failu longer subject to backup withholding; and	ickup withholding, or (b) ire to report all interest o	I have no or dividend	ds	, or (c)	the	ea i IRS	by the	no	iterna tified	me ti	hat I	am		
	a U.S. citizen or other U.S. person (defined below); and														
4. The	FATCA code(s) entered on this form (if any) indicating that I am exem	pt from FATCA reporting	g is corre	ct.											
you h	cation instructions. You must cross out item 2 above if you have been over failed to report all interest and dividends on your tax return. For real exition or abandonment of secured property, cancellation of debt, contributed than interest and dividends, you are not required to sign the certification,	state transactions, item 2 tions to an individual retire	does not ement arra	ap and	opiy. Fo demen	ormo t(IR/	ong N. a	age II and a	nte: ene	rest pa rally.	alo, pavit	ents			
Sign Here			Date ► (01/	01/202	3							_		
Ge	neral Instructions	 Form 1099-DIV (div funds) 	vidends, i	nc	luding	tho	se f	rom s	sto	cks o	r mut	ual			
Section	on references are to the Internal Revenue Code unless otherwise	 Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) 									5				
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted transactions by brokers)								d cer	tai	n othe	эr				
after t	hey were published, go to www.irs.gov/FormW9.	· ·	S (proceeds from real estate transactions)												
Pur	pose of Form	 Form 1099-K (merchant card and third party network transactions) 													
inform	lividual or entity (Form W-9 requester) who is required to file an lation return with the IRS must obtain your correct taxpayer	 Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)),				
(SSN)	ication number (TIN) which may be your social security number , individual taxpayer identification number (ITIN), adoption	• Form 1099-C (cand								d a					
taxpa	ver identification number (ATIN), or employer identification number	• Form 1099-A (acqu													
amou	to report on an information return the amount paid to you, or other nt reportable on an information return. Examples of information	Use Form W-9 onla alien), to provide you	ır correct	TI	N.										
	s include, but are not limited to, the following. n 1099-INT (interest earned or paid)	If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.													

Waterset 2023 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	CCDD	2/27/2023	Sand for Clubhouse sandpit		30-Mar-23	CLOSED	Kathy
Admin	CCDD	2/27/2023	New umbrellas for clubhouse pool	Proposal has been approved. Umbrellas ordered.	30-Mar-23	CLOSED	Kathy
Admin	CCDD	2/27/2023	Mulch for Clubhouse Playground	Mulch placed on 3/27/23	27-Mar-23	CLOSED	Kathy
Admin	CCDD	3/1/2023	Order new nets for basketball courts	ts for basketball courts Nets have been replaced		CLOSED	Kathy
Admin	CCDD	3/1/2023	Order pool monitor shirts	Shirts ordered and received	22-Mar-23	CLOSED	Kathy
Admin	CCDD	3/9/2023	Create Spreadsheet for tracking of Central Credit Card expenses	Completed	27-Mar-23	CLOSED	Kathy
Admin	CCDD	3/9/2023	Create Mileage reimbursement form for staff	Completes	27-Mar-23	CLOSED	Kathy
Admin	CCDD	3/22/2023	Pool Maintenance proposal for new amenity	new amenity Received proposal from Suncoast Pools, Sent over to CDD.		CLOSED	Kathy
Admin	CCDD	4/21/2023	Paver repairs for Clubhouse Lap pool area	Requested proposal from Luxury Stoneworks	15-May-23	OPEN	Kathy
ADmin	CCDD	4/21/2023	Schedule CH soffit repairs	Scheduled for week of May 8th	15-May-23	OPEN	Kathy
Admin	CCDD	4/21/2023	Schedule CH roof pressure washing	Scheduled for week of May 8th	15-May-23	OPEN	Kathy
Admin	CCDD	5/1/2023	New amenity opening	awaiting date confirmation	12-May-23	OPEN	Kathy

Tab 6

April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Waterset Central	1654

We ask that you respond to our office with a current list of CDD office holders by June 1st and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White

Senior Candidate Services Manager

Tab 7

Kevin Johnson & Kimberly Pierce-Johnson 5406 Wayfarer Avenue Apollo Beach, FL 33572

April 6, 2023

Dear Waterset CDD Committee Members,

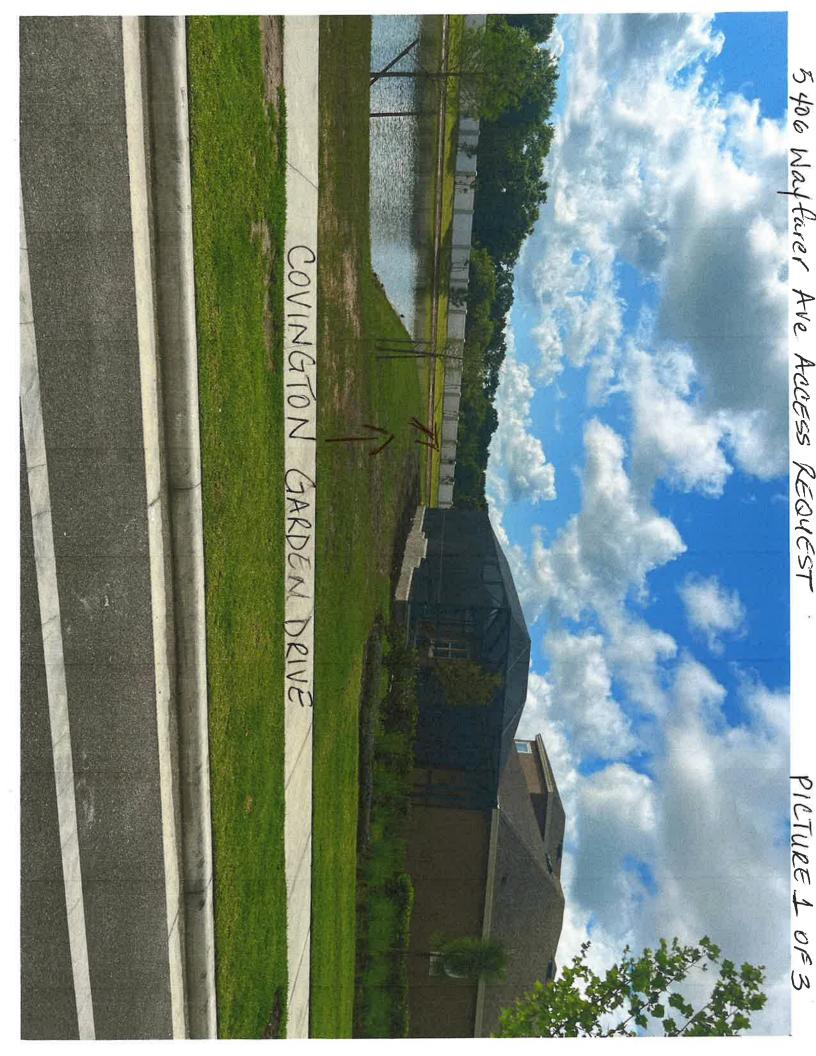
Please accept this letter as a formal request to allow our pool vendor, Waterscapes Pools & Spas, access via the CDD property behind our home at 5406 Wayfarer Avenue. This is necessary as one of our neighbors has a fence installed which does not allow for the 6 feet of clearance required by the machinery. There isn't a fence on the other side of our home, but those neighbors recently put their house on the market. The neighbors wanted to allow access but was informed by their attorney and realtor that nothing could be done until after the property is sold. We don't know how long the sales process will take and if we don't begin and complete construction within a certain timeframe it will jeopardize our pool financing.

I've attached pictures of the access route (approximately 400 ft) we are requesting for your review and consideration.

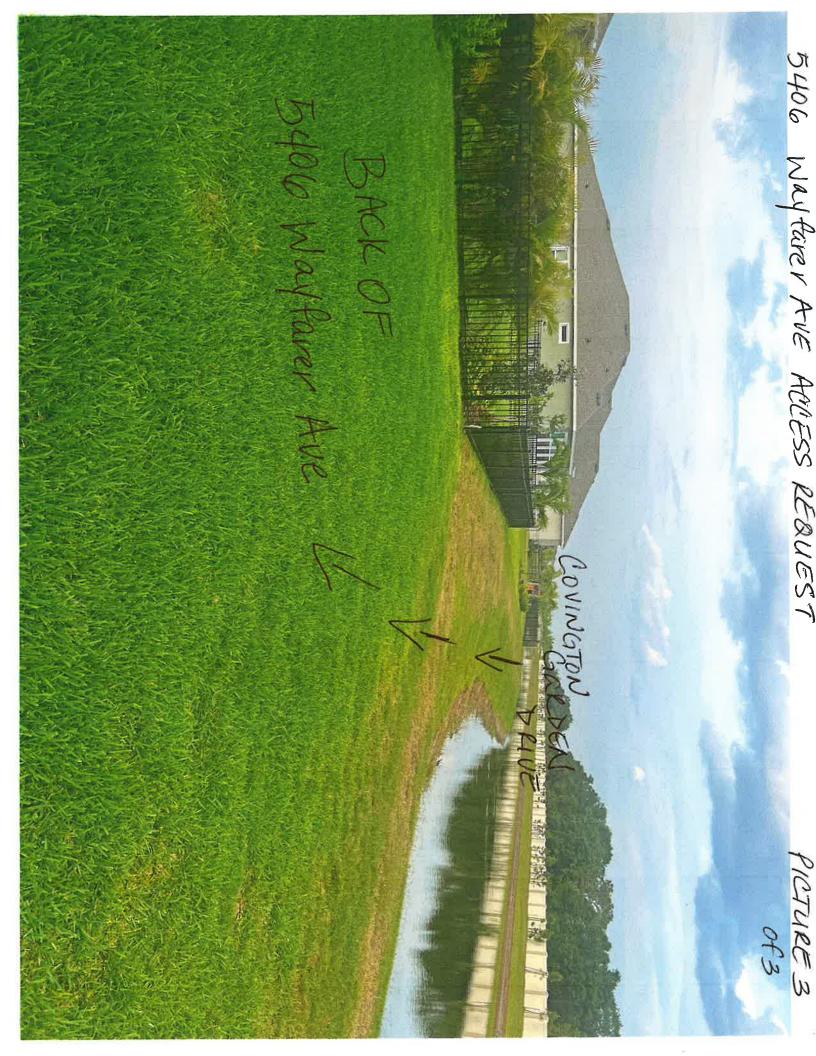
If you have any questions, please feel free to contact us via email at <u>zur928@gmail.com</u> or at 917.359.1203.

Thank you in advance for your time and consideration.

Kevin Johnson & Kimberly Pierce-Johnson









Waterset HOA 7281 Paradiso Drive Apollo Beach, FL 33572

(813) 677-2114

Date: February 17, 2023

Kimberly Pierce Johnson & Kevin Johnson 5406 Wayfarer Ave Apollo Beach FL 33572

RE: Architectural Conditional Approval:

Dear Kimberly Pierce Johnson & Kevin Johnson,

Your request for architectural change has been **conditional approved** for the following specific modification to your home:

Pool

The **conditional approval** of your request for architectural change is subject to the following stipulations:

Approved: pool and bird cage per plan.

Upon final approval, the HO will need to provide a landscape plan that includes a buffer for the pool equipment.

Your changes must comply with state, county, and local guidelines along with your Waterset Architectural Design Guidelines.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

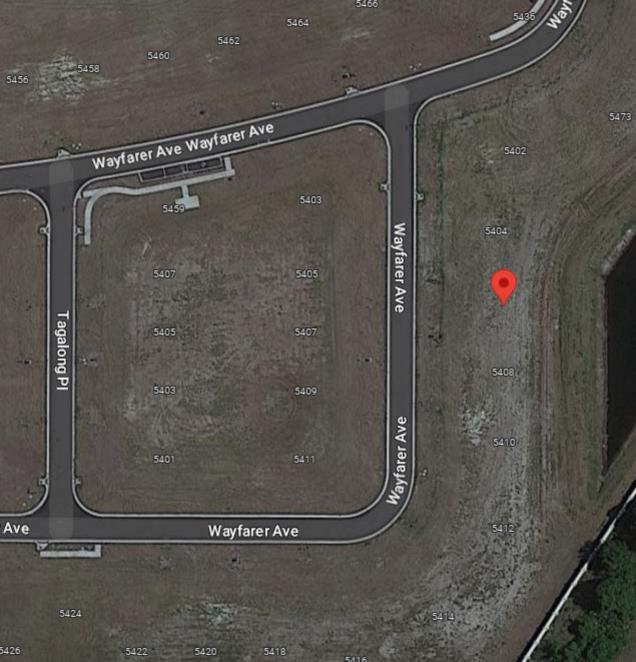
We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes.

To view your approved application, please click the following link: View/Update Online: https://hoa.smartwebs.com/i2ENg.

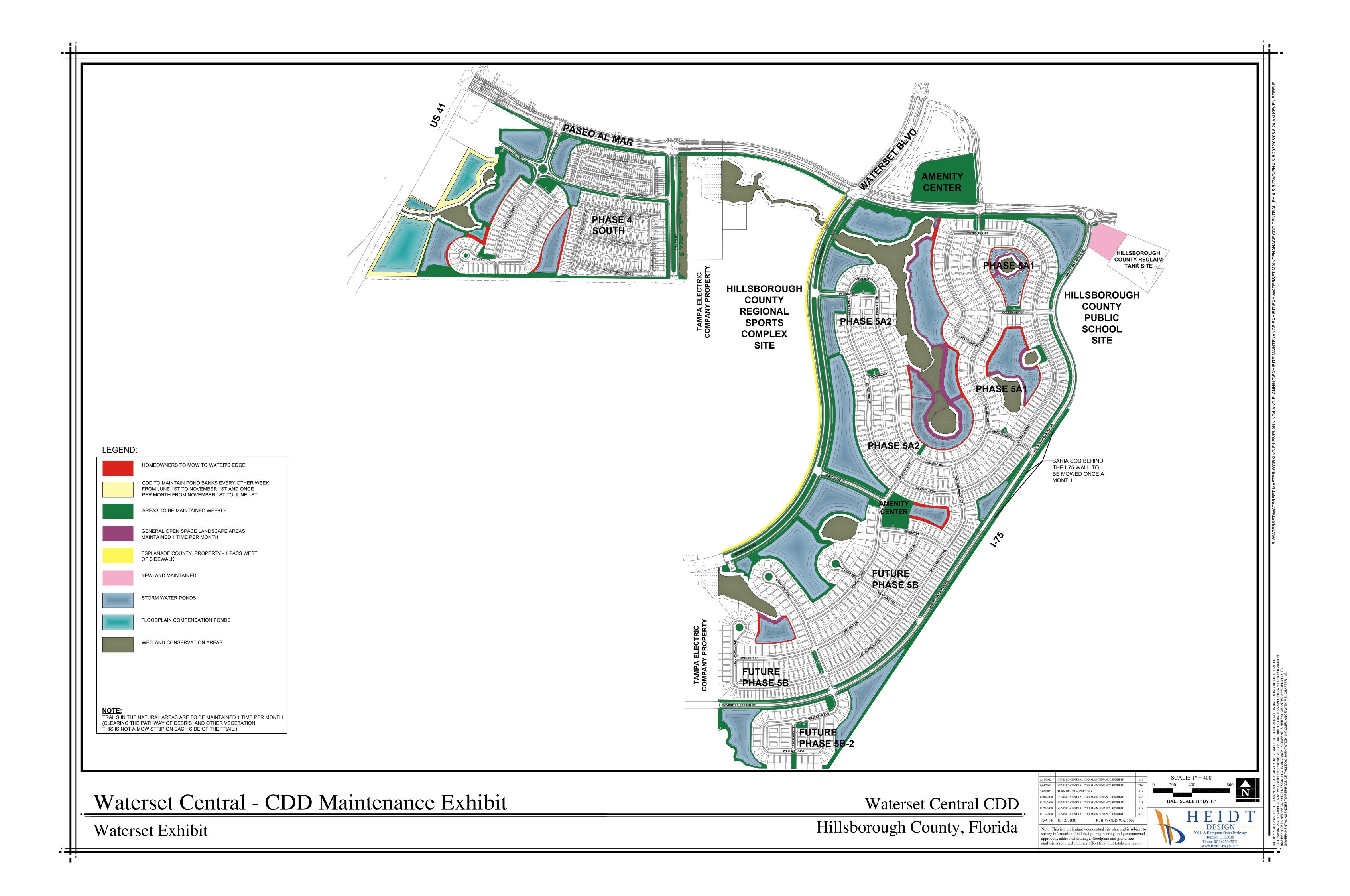
Respectfully,

Castle Management, LLC.

On Behalf of the Board of Directors



Tab 8



Tab 9

Prepared by and return to: Erin R. McCormick, Esq. Erin McCormick Law, PA 3314 Henderson Boulevard Suite 100 D Tampa, Florida 33609

Interlocal Agreement for Recreational Facilities

This Interlocal Agreement for Recreational Facilities ("Agreement") is made and entered into by and between Waterset North Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes ("Waterset North") Waterset Central Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes ("Waterset Central"), and Waterset South Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes ("Waterset South") (Waterset North, Waterset Central and Waterset South are collectively referred to as the "Parties" and are individually referred to as a "Party").

The Boards of Supervisors of Waterset North and Waterset Central, respectively, hereby each agree that this Agreement amends, restates, and supersedes the prior Interlocal Agreement for Recreational Facilities, approved by the Board of Supervisors of Waterset North on February 13, 2018, and approved by the Board of Supervisors of Waterset Central on February 8, 2018 (the "Prior Interlocal Agreement"). The terms of this Agreement shall replace all terms of the Prior Interlocal Agreement, and the Prior Interlocal Agreement shall have no further force and effect.

RECITALS

WHEREAS, the real property located within the boundaries of Waterset North, the real property located within the boundaries of Waterset Central, and the real property located within the boundaries of Waterset South is being developed as a single, cohesive community known as Waterset (the "Waterset Community"); and

WHEREAS, Waterset North was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 07-3, as amended, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not limited to, a range of recreational facilities, including two (2) community amenities, known as The Landing, and The Lakeside, as well as parks and trails (the "Waterset North Facilities"); and

WHEREAS, Waterset Central was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 17-25, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not limited to, a range of recreational facilities, including an amenity building and sports campus known as The Waterset Club, a wide path along Waterset Boulevard, known as The Esplanade, parks and trails, and a second amenity center (the Phase 5B Amenity) anticipated to open in Spring 2023 (the "Waterset Central Facilities"); and

WHEREAS, Waterset South was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 22-19, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not limited to, a range of recreational facilities, including a planned amenity center with pool, sports courts and clubhouse, and parks and trails (the "Waterset South Facilities"); and

WHEREAS, the Parties have each respectively planned, designed and constructed the Waterset North Facilities, the Waterset Central Facilities, and Waterset South Facilities, with a vision and intent that the combined, and collective provision and use of these facilities will provide the broadest range and benefit to all of the current and future landowners and residents of the Waterset Community, specifically all of the landowners and residents of Waterset North, all of the landowners and residents of Waterset Central, and all of the landowners and residents of Waterset South; and

WHEREAS, Waterset North, Waterset Central, and Waterset South each desire to effectively structure this Agreement so that each Party, for the benefit of all of the residents and landowners of Waterset North, Waterset Central, and Waterset South may benefit from the equal opportunity to use the Waterset North Facilities, the Waterset Central Facilities, and the Waterset South Facilities; and

WHEREAS, each landowner will be responsible of a fair and reasonable allocation of the costs of operating and maintaining the Facilities; and

WHEREAS, each of the Parties have estimated the anticipated ongoing maintenance and operating costs for their respective Facilities, and have determined that adequate provisions exist for fair and equitable payment of such costs from the respective anticipated budgets of each Party to this Agreement, and therefore at this time no financial contribution between the Parties hereto is justified or required; and

WHEREAS, beginning in Fiscal Year 2026 (October 1, 2025 – September 30, 2026), the Parties will annually review and determine whether the allocation of operating and maintenance costs for all of the Facilities (the "Facilities O&M Costs") remains fair and reasonable based on the benefits received by each Party and each Party's landowners, or whether an annual adjustment, or true-up of Facilities O&M Costs, resulting in a payment from one District to the other is necessary to ensure that the costs are reasonably and fairly allocated to each Party and its landowners, based on the special benefits received by the landowners in each District; and

WHEREAS, governmental entities, including the Parties, are authorized by the Florida Interlocal Cooperation Act of 1969, and specifically by Section 163.01(5), Florida Statutes, to enter into a joint exercise of power and enter into contracts for the provision and shared use of facilities and services, for the payment of public funds and the method or formula for equitably providing for and allocating operating and maintenance costs, providing for the adjudication of

disputes and conflicts, and any other necessary and proper matters agreed upon by the Parties; and

WHEREAS, it is the purpose and intent of the Parties to enter into this Agreement, and thereby make the most efficient and beneficial use of their respective powers, resources and capabilities, by providing for the shared use of the Waterset North Facilities, the Waterset Central Facilities, and the Waterset South Facilities, by all of the landowners and residents of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, Waterset North, Waterset Central, and Waterset South agree as follows:

SECTION 1. Recitals. The Recitals set forth above are true and correct, and form a material part of this Agreement.

SECTION 2. Authority. This Agreement is entered into pursuant to the powers and authority granted to the Parties under the Constitution and Laws of the State of Florida, including expressly, but not limited to, the authority of Section 163.01, *Florida Statutes*.

SECTION 3. Shared Use of Waterset North Facilities, Waterset Central Facilities, and Waterset South Facilities. Waterset North grants to the residents and landowners of Waterset Central and Waterset South, respectively, the non-exclusive right to use all of the Waterset North Facilities on the same terms as the residents and landowners of Waterset North, and in accordance with the then-effective policies and rules of Waterset North. The Board of Supervisors of Waterset North shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset Central and Waterset South to use the Waterset North Facilities subject to the same terms and conditions such facilities are used by the residents and landowners of Waterset North.

Waterset Central grants to the landowners and residents of Waterset North and Waterset South, respectively, the non-exclusive right to use all of the Waterset Central Facilities on the same terms as the residents and landowners of Waterset Central, and in accordance with the then-effective policies and rules of Waterset Central. The Board of Supervisors of Waterset Central shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset North and Waterset South to use the Waterset Central Facilities, subject to the same terms and conditions such facilities are used by the residents and landowners of Waterset Central.

Waterset South grants to the landowners and residents of Waterset North and Waterset Central, respectively, the non-exclusive right to use all of the Waterset South Facilities on the same terms as the residents and landowners of Waterset South, and in accordance with the then-effective policies and rules of Waterset South. The Board of Supervisors of Waterset Central shall take no action which modifies or adversely affects the rights of the residents and

landowners of Waterset North and Waterset Central to use the Waterset South Facilities, subject to the same terms and conditions such facilities are used by the residents and landowners of Waterset South.

SECTON 4. Fair and Reasonable Allocation of Facilities O&M Costs Based on Special Benefit.

The Boards of each District have determined that beginning on the Effective Date of this Agreement, and continuing through September 30, 2025, it is fair and equitable, based on the special benefit to each Party and its landowners, for each Party to pay the respective operations and maintenance costs for the Facilities located solely within that respective Party's geographic boundaries.

In anticipation of the Budget preparation and approval process for Fiscal Year 2026, and annually thereafter, the Board of each District shall review the Facilities O&M Costs and shall determine if the allocation of Facilities O&M Costs requires an annual adjustment, or true-up of such costs, resulting in a payment from one or more Districts to any of the others, in order to ensure that the Facilities O&M Costs are reasonably and fairly allocated to each Party and its landowners, based on the special benefits received by the landowners in each District. In the event that both Parties or one Party deem an adjustment or true-up of costs to be fair and equitable, then the Parties shall use their best efforts to mutually agree upon the allocation adjustment which is necessary and appropriate, and shall ensure that the adjustment or true-up payment is incorporated into the Fiscal Year Budget for each District.

If the Parties cannot mutually agree, then a Joint Committee of the Parties shall be established, comprised of one (1) designee appointed by the Boards of each Party, and one (1) designee who is mutually agreed upon by all three (3) Parties. The Parties shall agree upon the members of the Joint Committee no later than November 1st. The Joint Committee shall review all of the relevant facts and issues related to determining a fair and equitable allocation of the Facilities O&M Costs, and shall make a Final Recommendation to the Boards of each Party as to any necessary and appropriate adjustment no later than December 1st. In the event that one or more of the Boards does not accept the recommendation of the Joint Committee prior to February 1st, then any Party make seek a judicial determination regarding the fair and reasonable allocation of costs based on special benefit received by the Parties and the landowners of each Party, and such determination shall govern the future allocation of Facilities O&M Costs.

SECTION 5. Term and Renewal.

This Interlocal Agreement shall take effect as of the dates set forth above and shall remain in effect until September 30, 2028. The term of this Agreement will be automatically extended for additional two (2) year terms unless any party notifies the other parties, in

writing, by certified mail, prior to the expiration of the then current term, of its intention not to renew to Agreement. Until terminated, the Agreement shall continue in full force and effect during the initial term and during any extensions of the initial term.

SECTION 6. Amendment, Waiver and Consent.

This Agreement may be amended only by mutual agreement evidenced by written instrument, approved for Waterset North by its Board of Supervisors, approved for Waterset Central by its Board of Supervisors, and approved by Waterset South by its Board of Supervisors. Neither this Agreement, nor any portion of it, may be modified or waived orally. Any party to this Agreement shall have the right, but not the obligation, to waive any right or rights, limitation or limitations, or condition or conditions herein reserved or intended for the benefit of such party without being deemed to have waived other rights, limitations or conditions. However, any such waiver shall be valid only if approved and expressly granted in writing by the Board of Supervisors of such party.

SECTION 7. Validity. After the opportunity for consultation with legal counsel, the Boards of Supervisors for Waterset North, Waterset Central, and Waterset South each respectively represents and warrants to the other parties its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on a claim of illegality, invalidity or unenforceability of any nature. The Boards of Supervisors for Waterset North, Waterset Central, and Waterset South each respectively represents, warrants and covenants to and with the other parties (i) that this Agreement has been validly approved at a duly held public meeting, and (ii) that this Agreement constitutes a legal, valid and binding contract enforceable against the respective Party in accordance with the terms of this Agreement (assuming the due authorization, execution and delivery of this Agreement by the other Parties hereto).

SECTION 8. Indemnification. To the extent permitted by law, and from legally available funds, each of the Parties hereto (in the context of this Section, an "**Indemnifying Party**") shall defend, indemnify and save harmless the other Parties, its officers, agents, employees and assigns, from and against any and all liabilities, claims, damages, losses and expenses, including costs and attorneys' fees, arising out of or resulting from the negligent or wrongful acts or omissions of such Indemnifying Party, its officers, agents or employees, made in connection with the performance of the acts, duties, covenants and obligations contemplated in, or imposed pursuant to this Agreement. The Parties agree that nothing in this Agreement shall serve as or be construed as a waiver by any Party of that Party's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law. The provisions contained in this Agreement will survive the expiration or termination of this Agreement.

SECTION 9. Force Majeure. No Party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused

directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause affecting the Party obliged to perform.

- **SECTION 10**. **Enforcement and Remedies.** The Parties hereto shall be entitled to all remedies at law or in equity, including expressly, but not limited to, injunctive relief and specific performance to enforce this Agreement.
- **SECTION 11. Binding Effect; Third-Party Beneficiary.** This Agreement is binding upon and enforceable only by the Parties hereto. Nothing in this Agreement, either express or implied, is intended or shall be construed to confer upon or give any person, corporation, or governmental entity or agency, other that the Parties hereto, any right, remedy or claim under or by reason of this Agreement or any provisions or conditions of this Agreement.
- **SECTION 12. No Assignment.** Except as otherwise set forth herein, the rights and obligations under this Agreement shall not be assigned directly or indirectly to any other person or entity.
- **SECTION 13. Governing Law and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and venue for any action arising out of or related to this Agreement shall be in Hillsborough County, Florida.
- **SECTION 14. Headings.** The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their content, nor are they to affect the construction of, or to be taken into consideration in interpreting this Agreement.
- **SECTION 15. Ambiguities and Construction.** The Parties have been allowed equal input regarding the terms and wording of this Agreement and have had the opportunity to consult with legal counsel prior to each Party's execution, such that all language herein shall be construed equally against the Parties, and no language shall be construed strictly against its drafter.
- <u>SECTION 16</u>. Full Agreement; Filing with Clerk of the Circuit Court. This Agreement contains the entire agreement of the Parties with respect to the matters addressed herein. Previous agreements and understandings of the Parties with respect to such matters are null and void and of no effect. In accord with Subsection 163.01(11), Florida Statutes, this Agreement and all amendments hereto shall be filed with the Clerk of the Circuit Court for Hillsborough County, Florida.
- SECTION 17. Notices. All notices, elections, requests and other communications hereunder shall be in writing and shall be deemed given in the following circumstances: (i) three (3) business days after being deposited in the United States mail, postage prepaid certified or registered mail, or (ii) the next business day after being deposited with a recognized overnight mail or courier delivery service; or (iii) when personally delivered; and addressed as

follows (or to such other person or at such other address, of which any Party to this Agreement shall give written notice as provided herein):

If to Waterset North: District Manager, Waterset North Community Development

District

Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

With a copy to: Andrew Mai, District Counsel

Fishback Dominick 1947 Lee Road

Winter Park, Florida 32789-1834

District Manager, Waterset Central Community Development

If to Waterset Central: District

Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

Erin McCormick, District Counsel

Erin McCormick Law, PA 3314 Henderson Boulevard

With a copy to: Suite 103

Tampa, Florida 33609

District Manager, Waterset South Community Development

District

Rizzetta & Company, Inc.

If to Waterset South: 3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

Alyssa Willson, District Counsel

Kutak Rock LLOP

107 W College Avenue

With a copy to: Tallahassee, Florida 32301

In all cases, notices shall be deemed delivered to a Party only upon delivery of copies to the persons indicated above in the same manner as for the Party being notified.

WHEREFORE, Waterset North, Waterset Central, and Waterset South have executed this Interlocal Agreement as of the date and year first written above.

ATTEST:	WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
Ву:	
Name:	By:
As:	Name: Title:
ATTEST:	WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
By:	By:
Name:	
As:	
ATTEST:	WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
Ву:	
Name:	
As:	Name:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was ackno	owledged before me this	day o
, 2023, by	as	of Waterse
North Community Development District, a operation of the pursuant to Chapter 190, Florida Statutes, on known to me, or () has produced	behalf of the district. He/She is (
SWORN to and subscribed before me this	day of	, 2023.
Signature of Notary Public	_	
Printed name of Notary Public	_	

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The	foregoing	instrument	was	acknowle	dged	before	me	this		_ day	0
	,	2023, by			as	S			0	f Water	se
pursuant	to Chapter	Developmen 190, Florida has produced	Statutes	s, on beha	lf of t	he distri	ct. H	e/She			
SWC	ORN to and s	subscribed be	fore me	e this	day	of				, 202	:3.
 Sign	ature of No	tary Public									
Prin	ted name of	f Notary Publi	<u></u>								

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The	foregoing	instrument	was a	icknowled	ged	before	me	this	c	lay o
·	,	2023, by			as	;			of W	aterse
pursuant	to Chapter	Development 190 <i>, Florida</i> has produced	Statutes	, on behal	f of t	he distri	ct. H	e/She		
SWC	ORN to and s	subscribed be	fore me	this	_ day	of				2023.
Sign	Signature of Notary Public									
Print	ted name of	f Notary Publi								

Tab 10

MINUTES OF MEETING 1 2 3 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 4 5 that a verbatim record of the proceedings is made, including the testimony and evidence 6 upon which such appeal is to be based. 7 8 WATERSET CENTRAL 9 COMMUNITY DEVELOPMENT DISTRICT 10 11 The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on Thursday, April 13, 2023, at 9:00 AM at the Offices of 12 13 Rizzetta & Co., located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. 14 15 16 Present and constituting a quorum: 17 18 Deneen Klenke **Board Supervisor, Chairman** Pete Williams **Board Supervisor, Vice Chairman** 19 **Board Supervisor, Assistant Secretary** 20 Lenny Woster 21 Lynda McMorrow **Board Supervisor, Assistant Secretary** 22 23 Also present were: 24 25 Matthew Huber Regional District Manager, Rizzetta & Co. Ruben Durand District Manager, Rizzetta & Co. 26 27 Gail Huff Representative, Ballenger Irrigation Representative, Sunrise Landscape 28 Jeff Cane Clubhouse Manager, Castle Group 29 Katiria Parodi 30 Gabby Leendertz Representative, Castle Group Erin McCormick District Counsel, Erin McCormick Law 31 Bert Smith 32 Representative, Sitex Aquatics Frank Prete Representative, Securiteam 33 34 Marvin Bell Representative, Tampa 2 Security 35 FIRST ORDER OF BUSINESS Call to Order 36 37 38 Mr. Huber called the meeting to order and confirmed guorum. 39 40 **Audience Comments** SECOND ORDER OF BUSINESS 41 42 There was no audience present. 43 44 45 46

47

49 50 51 51 52 52	9 1 2
52 53 53 53 53 60 61	5 7 8 9 0
62 63 64 65 66 67 70	3 4 5 6 7 8
70 71 71 71 71 71	
70 77 78 80 81 82 83 84 83 84 86 86 87 90 91	7 8 9 0 1 2 3 4 5 6 7 8 9 0

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics

1. Presentation of Waterway Inspection Report

Mr. Smith presented the Waterway Inspection Report to the Board.

Ms. McMorrow informed the Board that Mr. Costello thanked Sitex for the clean up of the ponds.

B. Landscape & Irrigation

1. Presentation of Landscape Inspection Report

The Board reviewed the Landscape Inspection Report.

2. Landscape Contractor Update

The Board received the Landscape Contractor Update from Mr. Gonzalez.

Ms. Parodi informed the Board of an accident involving a truck towing a boat that knocked down two trees and Sunrise has cleaned up the area.

On a motion by Ms. Klenke, seconded by Mr. Williams, the Board unanimously approved the proposal from Sunrise for planters in the amount of \$8,060.00, for the Waterset Central Community Development District.

3. Irrigation Contractor Update

The Board received the irrigation contractor update from Ms. Huff.

C. District Counsel

The Board discussed the Interlocal Agreement between Waterset North CDD and Waterset Central CDD. The Board would like to add Waterset South CDD to this agreement.

D. District Engineer

Not present.

E. 92 **Clubhouse Manager** 93 94 1. **Presentation of Management Report** 95 96 The Board received the Clubhouse Manager update. 97 On a motion by Ms. Klenke, seconded by Ms. McMorrow, the Board unanimously approved boards for Tennis Court, in the amount of \$615.00, for the Waterset Central Community Development District. 98 On a motion by Mr. Williams, seconded by Ms. McMorrow, the Board unanimously directed the Quilters to be moved and girls with confidence, the District will get 10% back, for the Waterset Central Community Development District. 99 On a motion by Mr. Williams, seconded by Ms. McMorrow, the Board unanimously approved Pickleball from 7:00 p.m. - 9:00 p.m. Monday through Thursday, for the Waterset Central Community Development District. 100 101 F. **District Manager** 102 103 The Board received the District Manager's update. The next meeting will be 104 May 11, 2023, at 9:00am. 105 106 **FOURTH ORDER OF BUSINESS Consideration of Clubhouse Pressure** 107 Washing proposals 108 On a motion by Mr. Williams, seconded by Ms. Klenke, the Board unanimously approved the pressure washing proposal, with a Not To Exceed of \$2,500.00, for the Waterset Central Community Development District. 109 110 FIFTH ORDER OF BUSINESS **Discussion Regarding Security** 111 On a motion by Mr. Williams, seconded by Ms. Klenke, the Board unanimously approved to work with DCSI replacing 5 cameras, 3 microphones and speakers, in the amount of \$3,698.00 and \$199/ month for monitoring, for the Waterset Central Community Development District. 112 On a motion by Mr. Williams, seconded by Ms. Klenke, the Board unanimously approved Tampa 2 Security for 25 hours a week/ 5-hour shifts, for the Waterset Central Community Development District. 113 114 115 116

117

SIXTH ORDER OF BUSINESS	Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 9, 2023
•	ed by Mr. Williams, the Board unanimously upervisors Meeting held on March 9, 2023, for oment District.
SEVENTH ORDER OF BUSINESS	Consideration of Operation and Maintenance Expenditures for February 2023
,	y Ms. McMorrow, the Board ratified the Operation ary 2023 (\$63,952.52), for the Waterset Central
EIGHTH ORDER OF BUSINESS	Supervisor Requests
On a motion by Mr. Williams, seconded b suspension to lapse, for the Waterset Cent	by Ms. Klenke, the Board authorized Ms. Dennis' tral Community Development District
NINTH ORDER OF BUSINESS	Adjournment
On a motion by Ms. Klenke, seconded meeting at 10:39 a.m., for the Waterset C	by Ms. McMorrow, the Board adjourned the Central Community Development District.
Assistant Secretary	Chair / Vice Chair

Tab 11

<u>District Office · Riverview, Florida · (813)-533-2950</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

www.watersetcentralcdd.org

Operations and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:	\$ 63,952.52
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Accurate Electronics, Inc.	100155	115204 1/23	Service Call - Tennis Court Gate 01/23	\$	167.40
Accurate Electronics, Inc.	100153	115417	Service Call - Basketball Court Gate 01/23	\$	894.55
Accurate Electronics, Inc.	100154	115558	Service Call - Fitness Door 01/23	\$	167.40
Angela Lancaster	100156	011923 Lancaster	Rental Deposit Refund	\$	200.00
Ballenger & Company, Inc.	100149	23002	Irrigation Maintenance 01/23	\$	5,691.00
Ballenger & Company, Inc.	100157	23038	Irrigation Repairs 01/23	\$	90.60
Ballenger & Company, Inc.	100167	23051	Irrigation Maintenance 02/23	\$	5,481.00
Castle Management, LLC	100158	INS-0123-259	Insurance Reimbursement 01/23	\$	238.00
Castle Management, LLC	100158	PREIM01-13-23-317 01/23	Payroll Pay Period 12/24/2022 -	\$	4,488.32
Castle Management, LLC	100158	PREIM01-27-23-309 01/23	01/06/2023 Payroll Pay Period 01/07/2022 -	\$	4,700.73
Debra Winchester	100159	011923 Winchester	01/20/2023 Rental Deposit Refund	\$	200.00

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Erin McCormick Law, P.A.	100160	10638	General Legal Services 01/23	\$	2,249.51
Heidt Design, LLC	100161	46820 1/23	Engineering Services 01/23	\$	112.50
Heidt Design, LLC	100161	46821 1/23	Engineering Services 01/23	\$	225.00
Hillsborough County BOCC	100162	7687161865	Water Summary 01/23	\$	5,427.50
Hillsborough County BOCC - Meter	100166	7687161685 - 5701 Madrigal	Initial Set Up - 5701 Madrigal Way 02/23	\$	725.00
Jose Oquendo	100163	Way 012023 Oquendo	Rental Deposit Refund	\$	200.00
OnSight Industries LLC	100164	006-22-326998-1	Storm Damage - Straighten Street Signs 01/23	\$	5,915.00
Republic Services	100150	0696-001082427 02/23	(1) Waste & (1) Recycle Container Service 02/23	\$	828.94
Rizzetta & Company, Inc.	100152	INV0000075271	District Management Fees 02/23	\$	5,127.01
Sitex Aquatics, LLC	100168	7263B 02/23	Monthly Lake Maintenance 02/23	\$	3,600.00
Suncoast Pool Service, Inc.	100151	8973 1/23	Monthly Pool Service 01/23	\$	2,180.00

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Suncoast Pool Service, Inc.	100169	9072 2/23	Monthly Pool Service 02/23	\$	2,180.00
Tampa 2 Security, Inc	100165	1291 02/02/23	Security Patrol 02/02/23	\$	1,280.00
TECO	Auto Draft	221008697536 1/23	5701 Madrigal Way - Streetlights 01/23	\$	370.14
TECO	Auto Draft	321000017137 1/23	Summary Bill 01/23	\$	10,215.62
Waterset Central CDD	DC 020623	DC020223	Debit Card Replenishment	\$	298.41
Waterset Central CDD	DC 020723	DC020223	Debit Card Replenishment	\$	698.89
Total				<u>\$</u>	63,952.52

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
1/18/2023	115204

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
AYLAH VEIRA	Net 30

Quantity	Description	Rate	Amount
1	PROBLEM REPORTED: 01/17/2023 AT 1:15 PM BY AYLAH VEID AT 813-677-2114 (WO-0010772) AYLAH STATES THE TENNIS COURT GATE ISN'T LOCKING PROBLEM FOUND: 01/18/2023 at 12:19 PM The strike plate is loose and not making full contact with the maglock. ACTION TAKEN: Upon arrival the technician inspected the DSX system to find that the gate was set to schedule and secure. The technician inspected the tennis court maglock and found that the strike plate is loose and not making full contact with the maglock. The technician adjusted the strike plate and tightened the strike plate to alle it to sit flush with the maglock. The technician tested the tennis court gate operation and at this time the gate is working properly. TRIP CHARGE TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS Due to the rising cost of fuel, there will be a 20% gas surcharge added onto our trip charge. This invoice reflects a 10% discount per the maintenance contract Exempt Sales		9.90
		Total	\$167.40
Thank you for your busines Phone #	s.	Payments/Credits	\$0.00
727-533-0295		Balance Due	\$167.40

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
1/31/2023	115417

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
DENEEN KLENKE	Due on receipt

Quantity	Description	Rate	Amount
1	COMPLETION OF QQ 072322WCCCD RE: REPAIRS TO THE BASKETBALL COURT GATE PER WORK ORDER #8187 (PROBLEM REPORTED: BASKETBALL GATE IS NOT LOCKING, TECH FOUND LOOSE HINGES AND DAMAGED GATE CLOSER, TECH RESECURED THE HINGES AND COST BELOW TO A NEW CLOSER.) SUBSTANTIAL COMPLETION DONE ON 12/2/2022 SCOPE OF WORK REPLACE BASKETBALL COURT GATE CLOSER LOCKET TB600 HYDRAULIC GATE CLOSER STANDARD BLACK SHIPPING AND HANDLING LABOR TO INSTALL OPTION 1: DECLINED UPGRADE TO STAINLESS STEEL TB600	X 554.55 45.00 295.00	45.00
	PLEASE SEE CONTRACT FOR ALL WARRANTY AND DISCOUNTINFORMATION Exempt Sales	0.00%	0.00
	2	0.3070	5.50
		Total	\$894.55
Thank you for your busines Phone #	S.	Payments/Credits	\$0.00
727-533-0295		Balance Due	\$894.55

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
1/31/2023	115558

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
KATIRIA PARODI	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 01/31/2023 AT 10:30 AM BY KATIRIA PARODI AT 813-677-2114 (WO-0010962) KATHY STATES THAT THE FITNESS DOOR DOES NOT CLOSE PROPERLY.		
	PROBLEM FOUND: 01/31/2023 at 12:17 PM The DSX software has a service that was frozen and preventing communication.		
	ACTION TAKEN: Upon arrival the technician inspected the inspected the fitness door. The technician found that the fitness door is working, just not with the new cards. The technician inspected the system and found that the new card which the customer provided is entered into the system correctly. Tested card, found not granting access to doors. Pulled up connection summary on the DSX software, found that it was not communicating to the panels and sending updates. The technician restarted the DSX software and found the same problem. The DSX DB software service was frozen and was not closing when DSX was restarted. The technician forced that service to close and restarted the DSX software, found working. The technician pulled up the connection summary, found working and updating. The system had 5 hours of estimated time for updates. The technician advised the customer of his findings and provided training on the DSX software for customers to correct in the future. All components are working at this time.		
	TRIP CHARGE TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS Due to the rising cost of fuel, there will be a 20% gas surcharge added onto our trip charge.	49.50 108.00 9.90	49.50 108.00 9.90
	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00
		Total	\$167.40
Thank you for your busine	ess.	Payments/Credits	\$0.00
Phone # 727-533-029	5	Balance Due	\$167.40

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

	Check Request
Request Date:	01/19/2023
Amount:	\$200.00
Event Date:	01/14/2023
Payable to:	Angela Lancaster
Address:	6907 Sea Stone Dr Apollo Beach, Fl 33572
Description:	Deposit Refund
Requestor:	Aylah Veira
Special Instruction	ns:

Approved by:

Ballenger Irrigation

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO

Waterset Central CDD Waterset Central CDD 9428 Camden Field Parkway Riverview,, FL 33578 INVOICE DATE TERMS DUE DATE

23002 01/07/2023 Net 30 02/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/29/2022	Irrigation Repairs	5B1 Master Valve Cracked Adapter	1	210.00	210.00
01/01/2023	Irrigation Maintenance	Monthly Maintenance	1	5,481.00	5,481.00

Monthly Maintenance
Master Valve Repair

BALANCE DUE

\$5,691.00

Ballenger Irrigation

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO

Waterset Central CDD Waterset Central CDD 9428 Camden Field Parkway Riverview,, FL 33578 INVOICE DATE TERMS DUE DATE

23038 01/27/2023 Net 30 02/26/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/23/2023	Irrigation Repairs	Replacement of four (4) pressure gauges	1	90.60	90.60

Replace four (4) pressure gauges SALANCE DUE \$90.60

Ballenger Irrigation

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO

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

 INVOICE
 23051

 DATE
 02/03/2023

 TERMS
 Net 30

 DUE DATE
 03/05/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Monthly Maintenance	1	5,481.00	5,481.00
Monthly Maintenance Master Valve Repair		BALANCE DUE			\$5,481.00



Association: Waterset Central Community Development District Facilities Manag

lotai	Due:	\$238.00

			·
Date	Description		Amount
01/31/2023	Insurance Reimbursement Mallard, Scott MAINT		\$119.00
01/31/2023	Insurance Reimbursement Parodi Tarira, Katiria PRMGR		\$119.00
Report Totals		Billing:	\$238.00
		Total Sales Tax:	\$0.00
		Balance Due:	\$238.00

^{***}Please note our monthly billing for the reimbursement of health insurance has increased to \$595.00/month/employee reflecting our new Group Health Insurance Plan Renewal for the year commencing January 1, 2023***



Association: Waterset Central Community Development District Facilities Manag

Pay Period: 12/24/2022 - 01/06/2023 **Total Due:** \$4,488.32

1 dy 1 c110d. 12/24/2022	,,				10tal Dac. φ+,+00.32
Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Veira, Aylah ADMINA	REG	53.25	\$932.41	26.00%	\$1,174.83
Veira, Aylah ADMINA	HOL	16.00	\$280.16	26.00%	\$353.00
Jorrin, Karina ASTPM	REG	19.20	\$421.06	26.00%	\$530.53
Jorrin, Karina ASTPM	HOL	6.40	\$140.35	26.00%	\$176.84
Jorrin, Karina ASTPM	РТО	6.40	\$140.35	26.00%	\$176.84
Mallard, Scott MAINT	VAC1	1.60	\$27.68	36.00%	\$37.64
Mallard, Scott MAINT	REG	7.90	\$136.67	36.00%	\$185.87
Mallard, Scott MAINT	РТО	3.20	\$55.36	36.00%	\$75.29
Mallard, Scott MAINT	HOL	3.20	\$55.36	36.00%	\$75.29
Mallard, Scott MAINT	HOL	1.60	\$27.68	36.00%	\$37.64
Rodriguez, Alberto MAINT	REG	27.50	\$455.13	36.00%	\$618.97
Howard, Rylie POOLA	REG	11.50	\$129.03	36.00%	\$175.48
Parodi Tarira, Katiria PRMGR	REG	11.20	\$483.39	26.00%	\$609.07
Parodi Tarira, Katiria PRMGR	VAC1	1.60	\$69.06	26.00%	\$87.01
Parodi Tarira, Katiria PRMGR	HOL	3.20	\$138.11	26.00%	\$174.02

Report Totals

Billing: Total Sales Tax: Balance Due:

\$4,488.32 \$0.00 **\$4,488.32**

Document No:PREIM01-27-23-309
Document Date:01/27/2023
Date Printed:02/06/2023

Association: Waterset Central Community Development District Facilities Manag

Pay Period: 01/07/2023 - 01/20/2023 **Total Due:** \$4,700.73

Name	Pay Code	Hours	Gross	Burden	Total Billing Amount
Veira, Aylah ADMINA	REG	75.50	\$1,322.01	26.00%	\$1,665.73
Jorrin, Karina ASTPM	REG	32.00	\$701.76	26.00%	\$884.22
Mallard, Scott MAINT	REG	14.40	\$249.12	36.00%	\$338.80
Mallard, Scott MAINT	ОТ	0.55	\$14.27	36.00%	\$19.41
Rodriguez, Alberto MAINT	ОТ	3.25	\$80.70	36.00%	\$109.75
Rodriguez, Alberto MAINT	REG	32.00	\$529.60	36.00%	\$720.26
Rivera, Amarie POOLA	REG	6.00	\$67.98	36.00%	\$92.45
Parodi Tarira, Katiria PRMGR	REG	16.00	\$690.56	26.00%	\$870.11

Report Totals Billing: \$4,700.73

Total Sales Tax: \$0.00

Balance Due: \$4,700.73

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 01/19/2023

Amount: \$200.00

Event Date: 09/02/2022

Payable to: Debra Winchester

Address: 7214 Milestone Dr

Apollo Beach, FL 33572

Description: Deposit Refund

Requestor: Aylah Veira

Special Instructions:

1) Code to 001-36990-1025

Approved by:



3434 Colwell Avenue Suite 200 Tampa, FL 33614

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

Ispock@rizzetta.com

Invoice Date	Invoice Number
02/06/2023	10638
Terms	Service Through
	02/06/2023

In Reference To: General Representation (Work)						
Date	Ву	Services	Hours	Amount		
01/11/2023	Erin R McCormick	Review of Agenda, Minutes and back up materials for Board of Supervisors meeting; prepare Agreement with Sitex regarding aquatic maintenance and transmit to Jerry Whited;	1.80	\$ 783.00		
01/12/2023	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	2.80	\$ 1,218.00		
01/30/2023	Erin R McCormick	Review of notes from Board meeting and follow up; Email to Kristee Cole, Matthew Huber and Deneen Klenke regarding follow up items from January and for February;	0.50	\$ 217.50		

n Reference To: General Representation (Expenses)			
Date	Ву	Expenses	Amount
01/12/2023	Erin R McCormick	Travel to and from Board of Supervisors meeting	\$ 31.01

Total Hours	5.10 hrs
Total Work	\$ 2,218.50
Total Expenses	\$ 31.01
Total Invoice Amount	\$ 2,249.51
Previous Balance	\$ 1,722.00
Balance (Amount Due)	\$ 3,971.51



Invoice

www.heidtdesign.com

Attention: Invoice Number: 46820

Waterset Central CDD Invoice Date: January 31, 2023
Mr. Grant Phillip Month Ending: January 31, 2023
c/o Rizzetta & Company, Inc. Project Manager: PLATE, TIMOTHY M.
Riverview, FL 33578 Project Number: CDD WA 1001

Project Name: Waterset Central CDD Misc. Services

		Hours	Rate	Amount
			Kate	Amount
Project Manager II	Agenda Review - email Response	.50	225.00	\$112.50
Total Professional Services		.50	_	\$112.50
Previously Billed				\$3,007.50
Maximum Allowable				\$5,000.00
Net Professional Services			_	\$112.50
	Invo	oice Total		\$112.50

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.



104–A Hampton Oaks Pkwy Tampa, FL 33610 www.heidtdesign.com

Invoice

Attention: Invoice Number: 46821

Waterset Central CDDInvoice Date:January 31, 2023Joe RoethkeMonth Ending:January 31, 2023c/o Rizzetta & Company, Inc.Project Manager:PLATE, TIMOTHY M.

9428 Camden Field Parkway Project Number: CDD WA 1003

Riverview, FL 33578

Project Name: Waterset Central CDD General O&M

		Hours	Rate	Amount
District Engineer	Review and Send Maintenance Map to Rizzetta	1.00	225.00	\$225.00
Total Professional Services		1.00		\$225.00
	Invoic	e Total		\$225.00

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.



WATERSET CENTRAL CDD 7687161

7687161865

BILL DATE 02/08/2023

DUE DATE 03/01/2023



S-Page 1 of 12

Summary of Account Charges

 Previous Balance
 \$2,242.67

 Net Payments - Thank You
 \$-2,242.67

 Bill Adjustments
 \$25.00

 Bill Corrections
 \$-37.29

 Total Account Charges
 \$5,439.79

 AMOUNT DUE
 \$5,427.50

Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54142.

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



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!

- Արև Արերիաի Արկանի Արևանի Արգանի Արանի Ար

WATERSET CENTRAL CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 1.850 8

DUE DATE	03/01/2023
AMOUNT DUE	\$5,427.50
AMOUNT PAID	



CUSTOMER NAME ACCOUNT NUMBER BILL DATE DUE DATE

WATERSET CENTRAL CDD

7687161865

02/08/2023

03/01/2023

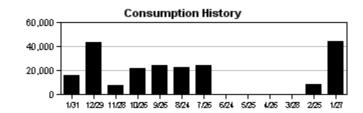
Service Address: 6116 SEA AIR DR

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	12/29/2022	8435	01/31/2023	8595	16000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.61 **Total Service Address Charges** \$7.61





CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/08/2023	03/01/2023

Service Address: 5701 MADRIGAL WAY

S-Page 2 of 12

Service Address Charges

Service Setup Fee \$25.00

Total Service Address Charges \$25.00



ACCOUNT NUMBER 7687161865

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

03/01/2023

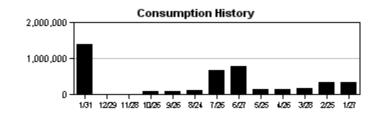
S-Page 3 of 12

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	12/29/2022	70061	01/31/2023	83923	1386200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$749.27 **Total Service Address Charges** \$749.27





County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/08/2023	03/01/2023

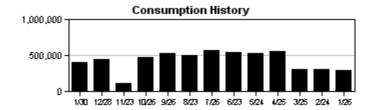
Service Address: 5910 COVINGTON GARDEN DR

S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	12/28/2022	206368	01/30/2023	210405	403700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$174.84 **Total Service Address Charges** \$174.84





ACCOUNT NUMBER 7687161865

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

03/01/2023

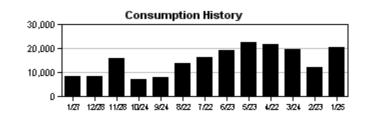
Service Address: 7533 PARADISO DR-RECLAIM

S-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION	
54813246	12/22/2022	6348	01/27/2023	6447	9900 GAL	ACTUAL	RECLAIM	-

Service Address Charges

Reclaimed Water Charge \$6.70 **Total Service Address Charges** \$6.70





CUSTOMER	NAME

ACCOUNT NUMBER 7687161865

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

03/01/2023

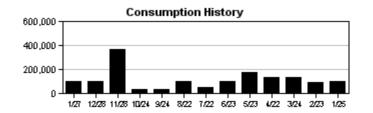
Service Address: 7301 PARADISO DR

S-Page 4 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
61074213	12/22/2022	50166	01/27/2023	51385	121900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$23.50 **Total Service Address Charges** \$23.50





ACCOUNT NUMBER 7687161865

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

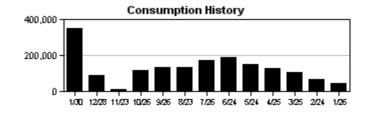
03/01/2023

Service Address: 7281 PARADISO AVE

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
37156910	12/28/2022	26616	01/30/2023	29244	262800 GAL	ACTUAL	WATER
54230101	12/28/2022	15865	01/30/2023	16753	88800 GAL	ACTUAL	WATER
60998080	12/28/2022	150957	01/30/2023	159392	843500 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$1,061.83
Water Base Charge	\$68.63
Water Usage Charge	\$1,602.82
Sewer Base Charge	\$114.42
Sewer Usage Charge	\$507.05
Reclaimed Water Charge	\$256.18
Total Service Address Charges	\$3,616,21





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Hillsborou	ınh
County Flo	orida

CUSTOMER NAME

ACCOUNT NUMBER

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

7687161865 02/08/2023 03/01/2023

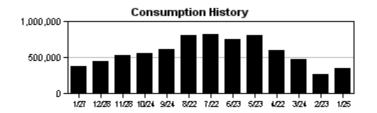
Service Address: 7030 RESERVOIR CT-RECLAIM

S-Page 5 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
61111733	12/22/2022	171136	01/27/2023	175682	454600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$92.50 **Total Service Address Charges** \$92.50





ACCOUNT NUMBER

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

7687161865

02/08/2023

03/01/2023

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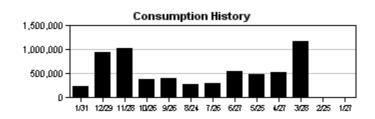
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

S-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION	
61154022	12/29/2022	81885	01/31/2023	84097	221200 GAL	ACTUAL	RECLAIM	

Service Address Charges

Reclaimed Water Charge \$39.97 **Total Service Address Charges** \$39.97





ACCOUNT NUMBER BILL DATE

7687161865

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

03/01/2023

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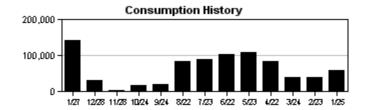
Service Address: 7054 RESERVOIR CT-RECLAIM

S-Page 6 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
54813248	12/22/2022	30507	01/27/2023	32208	170100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$38.93 **Total Service Address Charges** \$38.93







ACCOUNT NUMBER

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

7687161865

02/08/2023

03/01/2023

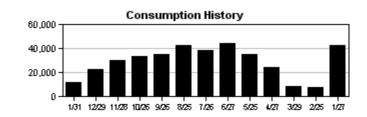
Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

S-Page 7 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
11675756	12/29/2022	5968	01/31/2023	6083	11500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.94 **Total Service Address Charges** \$6.94





CUSTOMER	NAME

ACCOUNT NUMBER

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

7687161865

02/08/2023

03/01/2023

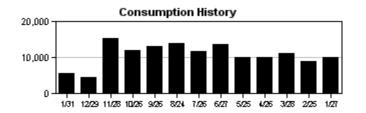
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

S-Page 7 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
54979020	12/29/2022	3280	01/31/2023	3335	5500 GAL	ACTUAL	RECLAIM

Service Address Charges

\$6.04 Reclaimed Water Charge **Total Service Address Charges** \$6.04





ACCOUNT NUMBER

7687161865

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

03/01/2023

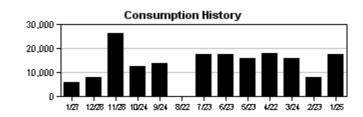
Service Address: 5521 SILVER SUN DR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION	
54523989	12/22/2022	5509	01/27/2023	5577	6800 GAL	ACTUAL	RECLAIM	

Service Address Charges

Reclaimed Water Charge \$6.23 **Total Service Address Charges** \$6.23





CUSTOMER	NAME

ACCOUNT NUMBER BILL DATE **DUE DATE**

WATERSET CENTRAL CDD

7687161865

02/08/2023

03/01/2023

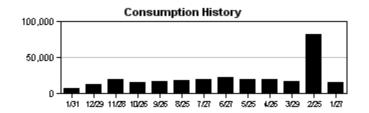
Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

S-Page 8 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
11907326	12/29/2022	6127	01/31/2023	6198	7100 GAL	ACTUAL	RECLAIM

Service Address Charges

\$6.28 Reclaimed Water Charge **Total Service Address Charges** \$6.28





CUSTOMER NAME

ACCOUNT NUMBER

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

7687161865

02/08/2023

03/01/2023

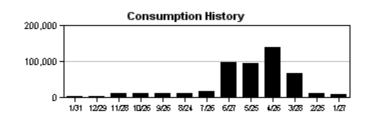
Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
11321094	12/29/2022	6172	01/31/2023	6198	2600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$5.60 **Total Service Address Charges** \$5.60





CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/08/2023	03/01/2023

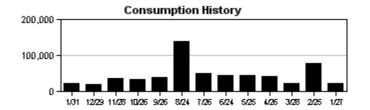
Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
11907327	12/29/2022	8747	01/31/2023	8958	21100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.38 **Total Service Address Charges** \$8.38





CUSTOMER NAME

ACCOUNT NUMBER

7687161865

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

03/01/2023

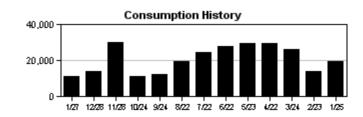
Service Address: 7306 GOLDEN SKY CT

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	12/22/2022	8809	01/27/2023	8942	13300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.21 \$7.21 **Total Service Address Charges**





CUSTO	MER N	IAME

ACCOUNT NUMBER

BILL DATE DUE DATE

WATERSET CENTRAL CDD

7687161865 02/08/2023 03/01/2023

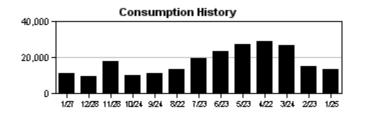
Service Address: 7020 SAGUARO WAY-RECLAIM

S-Page 10 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
54813250	12/22/2022	9180	01/27/2023	9311	13100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.18 \$7.18 **Total Service Address Charges**





CUSTOMER NAME ACCOUNT NUMBER BILL DATE DUE DATE

WATERSET CENTRAL CDD

7687161865

02/08/2023

03/01/2023

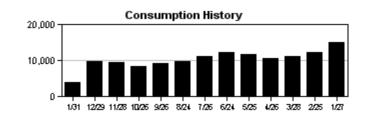
Service Address: 6112 SEA AIR DR

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	12/29/2022	4108	01/31/2023	4147	3900 GAL	ACTUAL	RECLAIM

Service Address Charges

\$5.80 Reclaimed Water Charge **Total Service Address Charges** \$5.80





CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/08/2023	03/01/2023

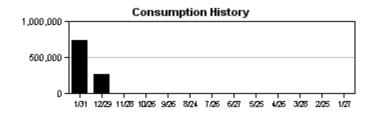
Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

S-Page 11 of 12

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
54813245	12/29/2022	270640	01/31/2023	2760	732120 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$495.67 **Total Service Address Charges** \$495.67





CUSTOMER NAME

ACCOUNT NUMBER 7687161865

BILL DATE

DUE DATE

WATERSET CENTRAL CDD

02/08/2023

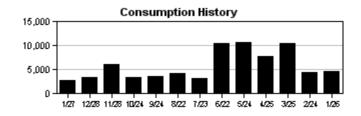
03/01/2023

Service Address: 7310 BETEL PALM CT I

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION	Ì
54791915	12/22/2022	5221	01/27/2023	5253	3200 GAL	ACTUAL	WATER	

Service Address Charges

Total Service Address Charges	\$34.29
Water Usage Charge	\$2.88
Water Base Charge	\$16.47
Purchase Water Pass-Thru	\$9.66
Customer Service Charge	\$5.28





WATERSET	CENTRAL	CDD

ACCOUNT NUMBER BILL DATE 7687161865 02/08/2023 **DUE DATE** 03/01/2023

Service Address: 6060 MILESTONE DR

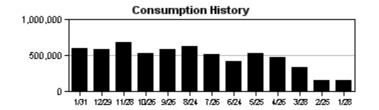
CUSTOMER NAME

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	12/29/2022	169099	01/31/2023	175041	594200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$100.64 **Total Service Address Charges** \$100.64





PUBLIC UTILITIES

PO Box 1110, Tampa, FL 33601-1110

BOARD OF COUNTY
COMMISSIONERS
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck
COUNTY INTERNAL AUDITOR
Peggy Caskey

February 7, 2023

ASSISTANT COUNTY ADMINISTRATOR George Cassady

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

Premise Address: 5701 MADRIGAL WAY

Account Number: 7687161865

To: WATERSET CENTRAL CDD

From: Hillsborough County Water Resources Department

Hillsborough County Water Resources Department requires a security deposit at the start of service. An account is established and remains in a pending status until funds for the deposit are collected. Because our billing cycles are generated from actual meter reads, no billing statement is available at this time. A billing statement, which includes an itemized deposit amount summary, will be provided to the customer once they have established service.

Account & Deposit Information

Account Name: WATERSET CENTRAL CDD
Service Address: 5701 MADRIGAL WAY
Services Provided: Water/Wastewater
Pending Account#: 7687161865
Deposit Amount: \$700.00
Service Charge: \$25.00
Total Due: \$725.00

If you need additional information or assistance, please call Credit Management at (813) 307-1000.

Sincerely, Hillsborough County Water Resources

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 01/20/2023 Amount: \$200.00 Event Date: 12/11/2023 Jose Oquendo Payable to: 7818 Sungold Meadow Ct Apollo Beach, Fl 33572 Address: 7418 Deposit Refund Description: Requestor: Aylah Veira Special Instructions: Code to 20205

Approved by:

From: Aylah Veira
To: Tiffany Judd

Cc: <u>Katiria Parodi</u>; <u>Karina Jorrin</u>; <u>Joshua Neely</u>

Subject: [EXTERNAL]Re: Waterset Central - Jose Oquendo check Refund

Date: Tuesday, February 7, 2023 11:38:31 AM

Attachments: <u>image003.png</u>

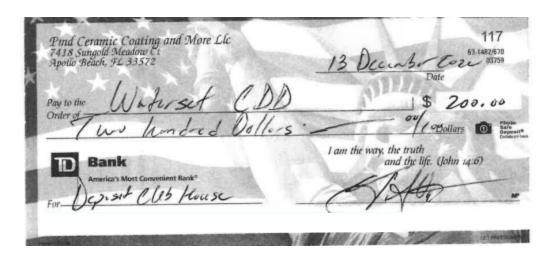
image002.png image.png 0.png

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hello Tiffany,

Yes, I have sent a copy of the check with the request. The check is under Pind Ceramic Coating and more LLC. Please see the attached snip.



Aylah Veira

Administrative Asst | Castle Group

Waterset HOA "Proudly Managed by the Castle Group" 7281 Paradiso Drive, Apollo Beach, FL 33572 aveira@castlegroup.com | www.castlegroup.com

P: 813-677-2114















INVOICE

006-22-326998-1

DUE UPON RECEIPT

DATE

1/27/2023

BALANCE

\$5,915.00

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 accountsreceivable@onsightindustries.com

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 006-22-326998-1

1/27/2023

PROJECT DETAIL - PAGE 1

ONSIGHT:

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

PROJECT NAME STORM DAMAGE STREET SIGN STRAIGHTENING

CLIENT PO

ORDERED BY KATIRIA PARODI

PRICE EACH QTY

CHARGES

LABOR / INSTALLATION, INSTALL, TAMPA, LOCAL <15

\$5,915.00

\$5,915.00

INSTALLATION COMPLETE AS PER WORK ORDER

SUB-TOTAL: \$5,915.00

1

TAX: \$.00

TOTAL

TOTAL: \$5,915.00

BALANCE DUE: \$5,915.00

WORK COMPLETED



COMPLETED - SEE THE ATTACHED MAP FOR SIGNS NEEDING TO BE STRAIGHTENED. PLEASE MAKE NOTE OF ANY SIGNS THAT ARE DAMAGED AND TAKE BEFORE AND AFTER PHOTOS OF ALL SIGNS.

Thank you for your business!

Visit us online at www.onsightindustries.com



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
 0696-001082427

 Invoice Date
 January 17, 2023

 Previous Balance
 \$735.64

 Payments/Adjustments
 -\$735.64

 Current Invoice Charges
 \$828.94

Total Amount Due | Payment Due Date | February 06, 2023

PAYMENTS/ADJUSTMENTS

CURRENT INVOICE CHARGES

Reference 100125			Amount -\$735.64
Reference	Quantity	Unit Price	Amount
) joe roethke			
	1.0000	\$79.93	\$79.93
			\$79.93
	1.0000		\$79.93 \$201.81
ke		φ201.01	φ201.01
N3			
		\$100.50	\$109.59
	1.0000	\$1.95	\$8.42
			\$5.95
			\$263.38
	100125 Reference	Reference Quantity	Reference Quantity Unit Price

Simple account access at your fingertips.

Thank You For Choosing Paperless

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



\$828.94



5210 W Linebaugh Ave Tampa FL 33624-503434

Address Service Requested

Total Enclosed

Total Amount Due \$828.94
Payment Due Date February 06, 2023
Account Number 3-0696-0036370
Invoice Number 0696-001082427

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service from Republic Services without a written contract, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service from Republic Services pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of Republic Services most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

			-	
n	V	O	ı	ce

Date	Invoice #
2/1/2023	INV0000075271

Bill To:

Waterset Central CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Description	Services for the month of February	Terms	. I		
		Haran Da			ient Number
	rebluary	Upon Re			0168
		Qty 1.00	Rate		Amount
Accounting Services Administrative Services		1.00	\$1,61 \$40	1.67	\$1,615.75 \$401.67
Email Accounts, Admin & Maintenance		5.00		5.00	\$75.00
Financial & Revenue Collections		1.00		1.67	\$401.67
Landscape Consulting Services		1.00		0.00	\$700.00
Management Services		1.00	\$1,83		\$1,832.92
Website Compliance & Management		1.00		0.00	\$1,032.92
vvebsite compliance a management		1.00	Ψιο	0.00	Ψ100.00
					ΦΕ 407.04
		Subtotal			\$5,127.01
		Total			\$5,127.01





7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256

Date	Invoice #
2/1/2023	7263B

Bill To	
Waterset Central CDD Rizzetta & Company	

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-28 Waterways-February	3,600.00	3,600.00
		Balance Due	\$3,600.00

Suncoast Pool Service

P.O. Box 224 Elfers, FL 34680

Invoice

Date	Invoice #
1/6/2023	8973

Bill To

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

P.O. No.	Terms	Project
Jan 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and v gauges. Chemicals Included.		80.00 2,180.00
ank you for yo	ur business.	Total	\$2,180.0

(727) 271-1395

Suncoast Pool Service

P.O. Box 224 Elfers, FL 34680

Invoice

Date	Invoice #
2/3/2023	9072

Bill To

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

P.O. No.	Terms	Project
Feb 2023	Net 30	

Quantity	Description		Rate	Amount
1	Swimming Pool Service including chemical balance, debriotom of swimming pool, vacuuming, tile cleaning and sking operational checks of pumps, filter system, chemical feeder gauges. Chemicals Included.	ximming.		2,180.00
Thank you for you	ur business. none #		Total	\$2,180.00

(727) 271-1395

Tampa 2 Security Inc

2102 Rottwell Court Brandon, FL 33510 US wegotyoucovered813@gmail.com



INVOICE

BILL TO

Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FI 33572 US INVOICE # 1291
DATE 02/04/2023
DUE DATE 02/04/2023
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT	
02/02/2023	Waterset Club Security	Tampa 2 Security will provide security at Waterset Clubhouse, playground, Pool, Tennis and Basketball courts. We will check id's, credentials and protect person, property and facilities at Waterset Club property.	1	1,280.00	1,280.00	
Checks may be r		SUBTOTAL TAX			1,280.00 0.00	
Tampa 2 Security Inc 2102 Rottwell Court		TOTAL	TOTAL			
		BALANCE DUE	BALANCE DUE			
Brandon, FL 335	10			Ψι	,200.00	



tampaelectric.com

Statement Date: 02/03/2023 Account: 221008697536

Current month's charges: Total amount due:

\$370.14 \$370.14

Payment Due By:

02/24/2023

Your Account Summary

WATERSET CENTRAL CDD 5701 MADRIGAL WAY

APOLLO BEACH, FL 33572

Previous Amount Due Payment(s) Received Since Last Statement

Current Month's Charges

Total Amount Due

\$222.10 -\$222.10

\$370.14

\$370.14



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

Visit tampaelectric.com/safety for more safety tips.

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL mail phone online

See reverse side for more information

Account: 221008697536

Current month's charges: \$370.14 Total amount due: \$370.14 02/24/2023 **Payment Due By:**

Amount Enclosed

624223460106

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

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



tampaelectric.com

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

Power Outages Toll-Free 877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO P.O. Box 31318

All Other Correspondence

Tampa, FL 33631-3318

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices^{su} – The associated fees and charges for leased outdoor lighting services.

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

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.

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

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

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

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

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

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Share – A Tampa Electric 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.

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

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

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

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

Zap Cap Systems* – Surge protection for your home or business sold separately as a non-energy charge.

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

Your payment options are:

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

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

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



tampaelectric.com

 Account:
 221008697536

 Statement Date:
 02/03/2023

 Current month's charges due
 02/24/2023

Details of Charges – Service from 12/30/2022 to 01/30/2023

Service for: 5701 MADRIGAL WAY, APOLLO BEACH, FL 33572 Rate Schedule: Lighting Service

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

Lighting Energy Charge	133 kWh @ \$0.03511/kWh	\$4.67
Fixture & Maintenance Charge	7 Fixtures	\$114.24
Lighting Pole / Wire	7 Poles	\$194.53
Lighting Fuel Charge	133 kWh @ \$0.04767/kWh	\$6.34
Storm Protection Charge	133 kWh @ \$0.01466/kWh	\$1.95
Clean Energy Transition Mechanism	133 kWh @ \$0.00036/kWh	\$0.05
Florida Gross Receipt Tax		\$0.33
Franchise Fee		\$21.10
Municipal Public Service Tax		\$0.86
State Tax		\$26.07
Lighting Charges		

Lighting Charges \$370.14

Total Current Month's Charges

\$370.14

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at **tampaelectric.com/solarsavingsforyou**. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Waterset Central CDD

Teco Summary

Master Summary Account #321000017137

Jan-23

Summary Account #321000017137

Account	Billing Date	Service Address	<u>Code</u>	<u>Amount</u>	
221003734730	2/6/2023	Phase 4 South	001-53200-4301	\$49.87	Pool Heaters - Gas
221004023737	2/6/2023	7281 Paradiso Dr.	001-53200-4301	\$648.94	Pool Heater - Gas
211018655814	2/6/2023	6044 Milestone Dr	001-53100-4301	\$40.52	Sign
211019514606	2/6/2023	6350 Camino Dr.	001-53100-4301	\$26.23	Irrigation
211021571990	2/6/2023	7008 Waterline Ct	001-53100-4301	\$26.85	Irrigation
211023029229	2/6/2023	5490 Wayfarer Ave.	001-53100-4301	\$27.00	Irrigation
211024719158	2/6/2023	Covington Garden Dr, PH 5B2	001-53100-4307	\$2,177.35	Street Lights
211024779442	2/6/2023	Waterset Blvd & Reservoir Way	001-53100-4307	\$3,562.91	Street Lights
221003491596	2/6/2023	7281 Paradiso Dr.	001-53100-4304	\$1,259.63	Pool Heaters
221003491596	2/6/2023	7281 Paradiso Dr.	001-53100-4301	\$759.55	General Service
221006521464	2/6/2023	7302 Paradiso Dr.	001-53100-4304	\$26.54	Pool Heaters
221006546453	2/6/2023	6002 Covington Garden Dr. S	001-53100-4301	\$27.17	General Service
221007184437	2/6/2023	6930 Goldcoast Ave.	001-53100-4304	\$27.00	Pool Heaters
221007705355	2/6/2023	30th Street	001-53100-4307	\$417.29	Street Lights
221007764808	2/6/2023	7054 Reservior Ct	001-53100-4301	\$28.36	Irrigation
221008097190	2/6/2023	Waterset Phase 5A2-2B	001-53100-4307	\$1,110.41	Street Lights
		Deposit	01-15601		Deposits
		TOTAL		\$10,215.62	_
			Summary		
		Utility Services	001-53100-4301	\$935.68	
		Recreation	001-53100-4304	\$1,313.17	
		Street Lights	001-53100-4307	\$7,267.96	
		Recreation	001-53200-4301	\$698.81	
		Deposit	001-15601	\$0.00	
		Credit		\$0.00	
		TOTAL		\$10,215.62	_



peoplesgas.com tampaelectric.com

f **y** P S₁ ∰ in

Statement Date: 02/06/23 Account: 321000017137

> **Current month's charges:** Total amount due: **Payment Due By:**

\$10,215.62 \$10,215.62 02/20/23

Your Account Summary

WATERSET CENTRAL CDD 3434 COLWELL AVE, STE 200

TAMPA, FL 33614-8390

Previous Amount Due Payment(s) Received Since Last Statement Credit balance after payments and credits

Current Month's Charges

Total Amount Due

\$8,759.81 -\$8.759.81 \$0.00

\$10,215.62

\$10,215.62



✓ 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 mail phone online

See reverse side for more information

Account: 321000017137

Current month's charges: \$10,215.62 **Total amount due:** Payment Due By:

\$10,215.62 02/20/23

Amount Enclosed

700625002410

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

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



Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY 711

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	221004023737	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$49.87
	221003734730	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$648.94
	211018655814	6044 MILESTONE DR, SIGN APOLLO BEACH, FL 33572-2611	\$40.52
	211019514606	6350 CAMINO DR, IRRG APOLLO BEACH, FL 33572-3438	\$26.23
	211021571990	7008 WATERLINE CT, IRR APOLLO BEACH, FL 33572	\$26.85
	211023029229	5490 WAYFARER AVE APOLLO BEACH, FL 33572-2793	\$27.00
	211024719158	COVINGTON GARDEN DRIVE PH 5B2 APOLLO BEACH, FL 33572	\$2177.35
	211024779442	WATERSET BL AND RESEVOIR WAY APOLLO BEACH, FL 33572	\$3562.91
	221003491596	PHASE 4 SOUTH APOLLO BEACH, FL 33572	\$2019.18
	221006521464	7302 PARADISO DR APOLLO BEACH, FL 33572-1640	\$26.54
	221006546453	6002 COVINGTON GARDEN DR S APOLLO BEACH, FL 33572	\$27.17
	221007184437	6390 GOLDCOAST AVE APOLLO BEACH, FL 33572-3440	\$27.00
	221007705355	WATERSET CENTRAL CDD 30TH ST APOLLO BEACH, FL 33572	\$417.29
	221007764808	7054 RESERVIOR CT APOLLO BEACH, FL 33572-1646	\$28.36
	221008097190	WATERSET PHASE 5A2-2B, LIGHTS APOLLO BEACH, FL 33572	\$1110.41



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Account: **221004023737**Statement Date: 02/01/23

Details of Current Month's Charges - Service from - 12/01/22 to 12/30/22

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	12/30/22	23	22	1 CCF		1.042	1.0000	1.0 Therms	30 Days
Customer Ch	narge					\$45.	00	Peoples Gas U	Jsage History
Distribution (Charge		1.0 THM	S @ \$0.35855		\$0.	36	Therms Per D	Day
PGA			1.0 THMS	S @ \$1.00000		\$1.	00	(Average)	
Florida Gross	s Receipts Tax					\$0.	03	JAN 0.0 2023 0.0 DEC 0.0	
Natural Gas	Service Cost					\$46.	39	NOV 0.0 OCT 0.0	
State Tax						\$3.	48	SEP 0.0	
Total Natura	l Gas Cost, Loca	al Fees and Taxe	es				\$49.87	AUG 0.0 JUL 0.0	
O	Laustlala Niatson	-l O Ob					£40.07	JUN 0.0	
Current IV	lonth's Natur	ai Gas Charg	es				\$49.87	MAY 0.0 APR 0.0	
								MAR 0.0	
								FEB 0.0	
								JAN 2022 0.0	



JUN **■** 0.6 MAY

APR

MAR

FEB JAN 2022 9.5

20.5

35.4

32.6

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Account: 221003734730 Statement Date: 02/01/23

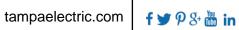
Details of Current Month's Charges - Service from - 12/01/22 to 12/30/22

Rate Schedule: General Service 1 - Transportation Service for: PHASE 4 SOUTH, APOLLO BEACH, FL 33572

Meter Location: Pool Heaters

Meter Number	Read Date	Current Reading	Previous = Reading	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
ANX04032	12/30/22	23,287	22,016	1,271 CCF		1.042		1.1168	1,479.1 Therms	30 Days
Customer Ch	narge					\$45.	.00		Peoples Gas Us	age History
Distribution (Charge		1,479.1 THMS	@ \$0.35855		\$530.	.33		Therms Per Da	ay
Swing Service	e Charge		1,479.1 THMS	@ \$0.02080		\$30.	.77		(Average)	49.3
Florida Gross	s Receipts Tax					\$42.	.84		JAN 2023 DEC 21.	
Natural Gas	Service Cost							\$648.94	NOV 12.1 OCT 3.0	
Current Month's Natural Gas Charges						\$648.94	SEP 0.0 AUG 0.0			





Account: 211018655814 Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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

Meter Number	Read Date	Current - Reading	Previous Reading =	Total Used	Multiplier	Billing Period
1000534960	12/29/22	2,644	2,542	102 kWh	1	30 Days
Daily Basic Se	rvice Charge	30 c	lays @ \$0.75000	\$22.50	Tampa Elec	tric Usage History
Energy Charge	е	102	kWh @ \$0.07990/kWh	\$8.15	Kilowatt-l	Hours Per Day
Fuel Charge		102	kWh @ \$0.04832/kWh	\$4.93	(Average	e)
Storm Protection	on Charge	102	kWh @ \$0.00400/kWh	\$0.41	JAN 2023 DEC	3
Clean Energy	Transition Mechanism	102	kWh @ \$0.00427/kWh	\$0.44	NOV	2
Florida Gross	Receipt Tax			\$0.93	OCT 0.6	
Electric Servi	ce Cost			\$37.36	AUG 0.3	
State Tax				\$3.16	JUL JUN	2
Total Electric	Cost, Local Fees and Tax	es	_	\$40.52	MAY	3
Current Mo	onth's Electric Charg	es		\$40.52	APR MAR	3
	•			·	FEB	4
					JAN 2022	4





Account: 211019514606

Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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

Meter Number	Read Date	Current Reading	Previous = Reading	Total Used	Multiplier	Billing Period
1000533624	12/29/22	225	217	8 kWh	1	30 Days
Daily Basic Se	rvice Charge	30 0	days @ \$0.75000	\$22.50	Tampa Elec	tric Usage History
Energy Charge	е	8	kWh @ \$0.07990/kWh	\$0.64	Kilowatt-l	Hours Per Day
Fuel Charge		8	kWh @ \$0.04832/kWh	\$0.39	(Average	9)
Storm Protection	on Charge	8	kWh @ \$0.00400/kWh	\$0.03	JAN 2023 DEC	0.3
Clean Energy	Transition Mechanism	8	kWh @ \$0.00427/kWh	\$0.03	NOV	0.2
Florida Gross	Receipt Tax			\$0.60	OCT	0.3
Electric Servi	ce Cost			\$24.19	AUG	0.3
State Tax				\$2.04	JUL JUN	0.3
Total Electric	Cost, Local Fees and Ta	xes		\$26.23		0.2
Current Ma	nthia Electric Char	~~~		¢ac as	APR MAR	0.2
Current wic	onth's Electric Char	ges		\$26.23	FEB	0.2
					JAN	0.2





Account: 211021571990

Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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

Meter Read Date Number	Current - Reading	Previous = Reading	Total Used	Multiplier	Billing Period
1000621293 12/29/22	250	238	12 kWh	1	30 Days
Daily Basic Service Charge	30 d	ays @ \$0.75000	\$22.50	Tampa Elec	tric Usage History
Energy Charge	12 k	:Wh @ \$0.07990/kWh	\$0.96	Kilowatt-ł	Hours Per Day
Fuel Charge	12 k	:Wh @ \$0.04832/kWh	\$0.58	(Average	e)
Storm Protection Charge	12 k	:Wh @ \$0.00400/kWh	\$0.05	JAN 2023 DEC	0.4
Clean Energy Transition Mechanism	12 k	:Wh @ \$0.00427/kWh	\$0.05	NOV	0.4
Florida Gross Receipt Tax			\$0.62	OCT SEP	0.4
Electric Service Cost			\$24.76	AUG	0.4
State Tax			\$2.09	JUN	0.4
Total Electric Cost, Local Fees and Ta	axes		\$26.85	MAY	0.4
Command Manth's Floatric Char			¢oc oc	APR MAR	0.4
Current Month's Electric Char	ges		\$26.85	FEB	0.4
				JAN 2022	0.4





Account: 211023029229 Statement Date: 02/01/23

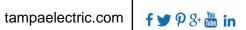
Details of Charges – Service from 11/30/22 to 12/29/22

Service for: 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793 Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading =	Total Used	Multiplier	Billing Period
1000835917	12/29/22	208		195	13 kWh	1	30 Days
Daily Basic Se	ervice Charge		30 days	@ \$0.75000	\$22.50	Tampa Ele	ctric Usage History
Energy Charg	е		13 kWh	@ \$0.07990/kWh	\$1.04	Kilowati	-Hours Per Day
Fuel Charge			13 kWh	@ \$0.04832/kWh	\$0.63	(Avera	ge)
Storm Protecti	on Charge		13 kWh	@ \$0.00400/kWh	\$0.05	JAN 2023 DEC	0.4
Clean Energy	Transition Mechanism		13 kWh	@ \$0.00427/kWh	\$0.06	NOV	0.4
Florida Gross	Receipt Tax				\$0.62	OCT SEP	■ 0.3
Electric Servi	ce Cost				\$24.90	AUG	0.4
State Tax					\$2.10	JUL	0.4
Total Electric	Cost, Local Fees and Tax	ces			\$27	7.00 MAY	0.4
Current Mo	onth's Electric Charg	jes			\$27.	.00 MAR FEB	0.4
						JAN 2022	0.4





Account: 211024719158

Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

Service for: COVINGTON GARDEN DRIVE PH 5B2, APOLLO BEACH, FL 33572 Rate Schedule: Lighting Service

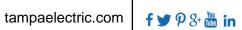
Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	836 kWh @ \$0.03511/kWh	\$29.35
Fixture & Maintenance Charge	44 Fixtures	\$718.08
Lighting Pole / Wire	44 Poles	\$1222.76
Lighting Fuel Charge	836 kWh @ \$0.04767/kWh	\$39.85
Storm Protection Charge	836 kWh @ \$0.01466/kWh	\$12.26
Clean Energy Transition Mechanism	836 kWh @ \$0.00036/kWh	\$0.30
Florida Gross Receipt Tax		\$2.10
State Tax		\$152.65

Lighting Charges \$2,177.35

Current Month's Electric Charges \$2,177.35





Account: 211024779442 Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

Service for: WATERSET BL AND RESEVOIR WAY, APOLLO BEACH, FL 33572 Rate Schedule: Lighting Service

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

Lighting Energy Charge	1368 kWh @ \$0.03511/kWh	\$48.03
Fixture & Maintenance Charge	72 Fixtures	\$1175.04
Lighting Pole / Wire	72 Poles	\$2000.88
Lighting Fuel Charge	1368 kWh @\$0.04767/kWh	\$65.21
Storm Protection Charge	1368 kWh @\$0.01466/kWh	\$20.05
Clean Energy Transition Mechanism	1368 kWh @\$0.00036/kWh	\$0.49
Florida Gross Receipt Tax		\$3.43
State Tax		\$249.78

Lighting Charges \$3,562.91

Current Month's Electric Charges \$3,562.91



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Account: 221003491596

Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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
1000864538	12/29/22	5,058	91,501	13,557 kWh	1	30 Days
1000864538	12/29/22	19.69	0	19.69 kW	1	30 Days
Daily Basic Ser	vice Charge	30 days	@ \$1.08000	\$32.40	Tampa Elect	ric Usage History
Billing Demand	Charge	20 kW	@ \$14.13000/kW	\$282.60	Kilowatt-H	lours Per Day
Energy Charge		13,557 kWh	@ \$0.00736/kWh	\$99.78	(Average	·)
Fuel Charge		13,557 kWh	@ \$0.04832/kWh	\$655.07	JAN 2023 DEC	452
Capacity Charg	је	20 kW	@ -\$0.06000/kW	-\$1.20	NOV	465
Storm Protectio	n Charge	20 kW	@ \$0.62000/kW	\$12.40	OCT SEP	566
Energy Conser	vation Charge	20 kW	@ \$0.88000/kW	\$17.60	AUG	462 454
Environmental (Cost Recovery	13,557 kWh	@ \$0.00084/kWh	\$11.39	JUL JUN	480
Clean Energy T	ransition Mechanism	20 kW	@ \$1.12000/kW	\$22.40	MAY	480
Florida Gross R	Receipt Tax			\$29.04	APR MAR	625
Electric Servic	e Cost			\$1,161.48	FEB	418
State Tax				\$98.15	JAN 2022	439
Total Electric (Cost, Local Fees and Ta	axes	_	\$1,259.63	Billing Dem	and
Current Mo	nth's Electric Char	ges		\$1,259.63	(Kilowatts	

	Kilowatt-Hours Pe (Average)	r Day	
JAN		452	
2023 DEC		465	
NOV		400	572
OCT			566
SEP		462	300
AUG		454	
JUL		480	
JUN		480	
MAY			668
APR			625
MAR		418	
FEB		424	
JAN 2022		439	
	ling Domand		
DII	ling Demand		
	(Kilowatts)		
JAN 2023			■ 20
JAN 2022			■ 20
Lo	ad Factor		

95.62

(Percentage)

Rate Schedule: General Service Demand - Standard

Details of Charges – Service from 11/30/22 to 12/29/22

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

Meter

Number 1000864536 1000864536

Read Date	Current - Reading	Previous Reading	=	Total Used	Multiplier	Billing Period	
12/29/22	92,707	86,809		5,898 kWh	1	30 Days	
12/29/22	19.41	0		19.41 kW	1	30 Days	

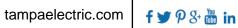
Details of Charges – Service from 11/30/22 - to 12/29/22

Current Month's Electric Charges				\$759.55
Total Electric Cost, Local Fees and Taxes				\$759.55
State Tax			\$59.18	
Electric Service Cost			\$700.37	
Florida Gross Receipt Tax			\$17.51	
Clean Energy Transition Mechanism	19 kW	@ \$1.12000/kW	\$21.28	
Environmental Cost Recovery	5,898 kWh	@ \$0.00084/kWh	\$4.95	
Energy Conservation Charge	19 kW	@ \$0.88000/kW	\$16.72	
Storm Protection Charge	19 kW	@ \$0.62000/kW	\$11.78	
Capacity Charge	19 kW	@ -\$0.06000/kW	-\$1.14	
Fuel Charge	5,898 kWh	@ \$0.04832/kWh	\$284.99	
Energy Charge	5,898 kWh	@ \$0.00736/kWh	\$43.41	
Billing Demand Charge	19 kW	@ \$14.13000/kW	\$268.47	
Daily Basic Service Charge	30 days	@ \$1.08000	\$32.40	
_				

Kilowatt-Hours Per Day (Average) 197 226 NOV 229 280 SEP 285 AUG 291

Tampa Electric Usage History





Account: 221006521464 Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

Service for: 7302 PARADISO DR, APOLLO BEACH, FL 33572-1640

Meter Number	Read Date	Current Reading	-	Previous Reading =	Total Used	Multiplier	Billing Period
1000451792	12/29/22	319		309	10 kWh	1	30 Days
Daily Basic Se	ervice Charge		30 days	@ \$0.75000	\$22.50		tric Usage History
Energy Charge	е		10 kWh	@ \$0.07990/kWh	\$0.80		Hours Per Day
Fuel Charge			10 kWh	@ \$0.04832/kWh	\$0.48	(Averag	e)
Storm Protecti	on Charge		10 kWh	@ \$0.00400/kWh	\$0.04	JAN 2023 DEC	0.3
Clean Energy	Transition Mechanism		10 kWh	@ \$0.00427/kWh	\$0.04	NOV	0.3
Florida Gross	Receipt Tax				\$0.61	OCT SEP	0.3
Electric Servi	ce Cost				\$24.47	AUG	0.3
State Tax					\$2.07	JUL JUN	0.3
Total Electric	Cost, Local Fees and Tax	xes			\$26.5	4 MAY	0.3
Current Mo	onth's Electric Charg	ges			\$26.54	APR MAR	0.3
	•	•			·	FEB	0.3
						JAN 2022	0.3



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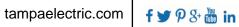
Account: 221006546453 Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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	12/29/22	391	377	14 kWh	1	30 Days
Daily Basic Se	ervice Charge	30	days @ \$0.75000	\$22.50	Tampa Elec	tric Usage History
Energy Charge	е	14	kWh @ \$0.07990/kWh	\$1.12	Kilowatt-l	Hours Per Day
Fuel Charge		14	kWh @ \$0.04832/kWh	\$0.68	(Average	e)
Storm Protecti	on Charge	14	kWh @ \$0.00400/kWh	\$0.06	JAN 2023 DEC	0.5
Clean Energy	Transition Mechanism	14	kWh @ \$0.00427/kWh	\$0.06	NOV	0.5
Florida Gross	Receipt Tax			\$0.63	OCT	0.4
Electric Servi	ce Cost			\$25.05	AUG	0.5
State Tax				\$2.12	JUL JUN	0.5
Total Electric	Cost, Local Fees and Ta	xes		\$27.17	MAY	0.5
Current Ma	onth's Electric Char	205		\$27.17	APR MAR	0.5
Current MC	Milli a Fiechic Chaif	y c s		Ψ21.11	FEB	0.5
					JAN 2022	0.5





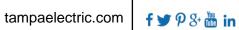
Account: 221007184437 Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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

Meter Read Date Number	Current Reading	Previous = Reading	Total Used	Multiplier	Billing Period
1000534959 12/29/22	365	352	13 kWh	1	30 Days
Daily Basic Service Charge	30 0	days @ \$0.75000	\$22.50	Tampa Elec	tric Usage History
Energy Charge	13	kWh @ \$0.07990/kWh	\$1.04	Kilowatt-l	Hours Per Day
Fuel Charge	13	kWh @ \$0.04832/kWh	\$0.63	(Average	e)
Storm Protection Charge	13	kWh @ \$0.00400/kWh	\$0.05	JAN 2023 DEC	0.4
Clean Energy Transition Me	echanism 13	kWh @ \$0.00427/kWh	\$0.06	NOV	0.4
Florida Gross Receipt Tax			\$0.62	OCT SEP	0.4
Electric Service Cost			\$24.90	AUG	0.4
State Tax			\$2.10	JUL	0.4
Total Electric Cost, Local	Fees and Taxes		\$27.00		0.4
Current Month's Elec	otric Charges		\$27.00	APR MAR	0.4
Current Month's Elec	cure charges		\$27.00	FEB	0.4
				JAN 2022	0.4





Account: 221007705355 Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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

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

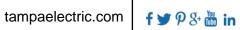
Lighting Energy Charge	384 kWh @ \$0.03511/kWh	\$13.48	
Fixture & Maintenance Charge	6 Fixtures	\$101.76	
Lighting Pole / Wire	6 Poles	\$247.56	
Lighting Fuel Charge	384 kWh @ \$0.04767/kWh	\$18.31	
Storm Protection Charge	384 kWh @ \$0.01466/kWh	\$5.63	
Clean Energy Transition Mechanism	384 kWh @ \$0.00036/kWh	\$0.14	
Florida Gross Receipt Tax		\$0.96	
State Tax		\$29.45	
1.1.1.			

Lighting Charges \$417.29

Current Month's Electric Charges \$417.29



ACCOUNT INVOICE



Account: 221007764808 Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

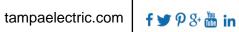
Service for: 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646 Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous = Reading		Total U	sed	Multiplier	Billing Period
1000475292	12/29/22	711		689		22 kW	'h	1	30 Days
Daily Basic Ser	vice Charge		30 days	@ \$0.75000	;	\$22.50		Tampa Elect	ric Usage History
Energy Charge)		22 kWh	@ \$0.07990/kWh		\$1.76		Kilowatt-H	Hours Per Day
Fuel Charge			22 kWh	@ \$0.04832/kWh		\$1.06		(Average	9)
Storm Protection	on Charge		22 kWh	@ \$0.00400/kWh		\$0.09		JAN 2023 DEC	0.7
Clean Energy 1	Fransition Mechanism		22 kWh	@ \$0.00427/kWh		\$0.09		NOV	0.7
Florida Gross F	Receipt Tax					\$0.65		OCT SEP	0.7
Electric Service	ce Cost				:	\$26.15		AUG	0.7
State Tax						\$2.21		JUL	0.7
Total Electric	Cost, Local Fees and Tax	es					\$28.36	MAY	0.8
Current Me	nthia Flactria Chara			-			¢20.26	APR MAR	0.8
Current Mo	nth's Electric Charg	es					\$28.36	FEB	0.7
								JAN 2022	0.7



ACCOUNT INVOICE



Account: 221008097190

Statement Date: 02/01/23

Details of Charges – Service from 11/30/22 to 12/29/22

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

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

Lighting Service items LS-1 (Bright Choice	es) for 30 days		
Lighting Energy Charge	399 kWh @\$0.03511/kWh	\$14.01	
Fixture & Maintenance Charge	21 Fixtures	\$342.72	
Lighting Pole / Wire	21 Poles	\$583.59	
Lighting Fuel Charge	399 kWh @ \$0.04767/kWh	\$19.02	
Storm Protection Charge	399 kWh @\$0.01466/kWh	\$5.85	
Clean Energy Transition Mechanism	399 kWh @\$0.00036/kWh	\$0.14	
Florida Gross Receipt Tax		\$1.00	
Franchise Fee		\$63.29	
Municipal Public Service Tax		\$2.59	
State Tax		\$78.20	
Lighting Charges			\$1,110.41
Current Month's Electric Charges			\$1,110.41



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

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

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.

12/01/22

Waterset Central
Clubhouse Debit Card
For the Month
Limit \$2,500.00
February 2022

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	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhous
				ноа	Fitness Equipment	Facility Supplies	Vehicle	Maintenance & Repairs	Janitorial Supplies	Pool Repairs	Computer	Security	Athletic Parks	Tennis Court Maintenance	Office Supplies	Bank Fees	Misc. Continger
						001-57200-	001-57200-	001-57200-	001-57200-	001-57200-	001-57200-				001-57200-	001-51300-4902	001-57900
_				001-13105	4614	4619	4660	4647	4707	4717	4711	4712	001-57200-4764	001-57200-4763	5101	***************************************	6409
Date	Vendor Name	Description	Amount														
09/02/22	Home Depot	Maintenance & Repairs	(83.56)					(83.56)									.
09/02/22		Gym Supplies	(151.66)		(151.66)												<u> </u>
09/08/22	Amazon	Facility Supplies	(2.01)			(2.01)											
09/14/22	Amazon	Janitorial Supplies	(9.26)						(9.26)								
09/15/22	Amazon	Prime Membership Fee	(15.12)			(15.12)											
10/03/22	Hive, LLC	Security Cameras - Clubhouse	(0.50)									(0.50)					
10/03/22	Overdraft Fee	Bank Fee	(36.00)													(36.00)	
10/17/22	Amazon	Prime Membership Fee	(15.12)			(15.12)											
10/31/22	Amazon	Facility Supplies	(39.16)			(39.16)											
09/26/23	Amazon	Return	53.98														
	TOTAL	001-10201-168	(298.41)	0.00	(151.66)	(71.41)	0.00	(83.56)	(9.26)	0.00	0.00	(0.50)	0.00	0.00	0.00	(36.00)	0.00
OM Approva	: M. HW	in the second	Date: 0	02/06/23	,				. ,								

Invoice



Invoice number1EC2BCD9-0003Date of issueSeptember 30, 2022Date dueSeptember 30, 2022

Hive, LLC 311 South Willow Avenue Tampa, Florida 33606 United States +1 813-938-1585 markie@hivestyle.com Bill to
Waterset central cdd
3434 Colwell Avenue
suite200
Tampa, Florida 33614
United States
+1 813-677-2114
Watersetmanager@castlegroup

\$0.50 due September 30, 2022

Pay online

Description	Qty	Unit price	Amount	
Hive Care Limited Support Sep 30 – Oct 31, 2022	1	\$0.50	\$0.50	
	Subtotal		\$0.50	
	Total		\$0.50	
	Amount due		\$0.50	

.com

0

Get care from Amazon Clinic

Your Account > Your Orders > Order Summary #D01-1287829-4848261

Amazon.com order number: D01-1287829-

4848261

Order Total: \$15.12

Manage Your Digital Items

Kindle, Your Video Library, Prime Photos, Amazon Drive, Music, Apps &

Devices

✓ Digital Order: October 14, 2022

Recipient: Waterset

Central

Items Ordered

Prime Membership Fee

Sold By: Amazon.com Services LLC

Qty: 1

Item(s) Subtotal: \$14.99

\$14.99

\$14.99

\$15.12

\$0.13

Price

\$14.99

Total Before Tax: \$14.99

Tax Collected: \$0.13

Total for this Order: \$15.12

Need to print an invoice? **Payment Information**

Payment method VISA ending in

4993

Billing address Waterset Central

7281 Paradiso

Drive

Apollo Beach, FL

33572

United States

8136772114

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Brand

Become an Affiliate

Amazon Payment Products

Item(s) Subtotal:

Total Before Tax:

Grand Total:

Tax Collected:

Amazon Rewards Visa

Signature Cards

Amazon Store Card

Amazon Secured Card

Amazon Business Card

Shop with Points

Credit Card Marketplace

Let Us Help You

Amazon and COVID-

19

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Your Orders

Shipping Rates &

Policies

Amazon Prime

Investor Relations Amazon Devices

Amazon Science

Become a Delivery Driver

Start a package delivery business

Advertise Your Products Self-Publish with Us Host an Amazon Hub

See More Ways to Make Money

Reload Your Balance

Amazon Currency Converter

Returns & Replacements

Manage Your Content and Devices

Your Recalls and

Product Safety Alerts Amazon Assistant

Help

Sell on Amazon

Audible

Start a Selling Account

English

United States

Amazon Music Amazon Advertising Find, attract, and Stream millions Amazon Drive 6pm Cloud storage from Amazon of songs AbeBooks engage customers ACX Score deals on fashion Books, art Audiobook brands Publishing collectibles Amazon Amazon Fresh Made Easy AmazonGlobal Business Groceries & More Right To Your Door Home Everything For Ship Orders Amazon Amazon Web Services Your Business Internationally Ignite Services Experienced Sell your Listen to Books & Original Audio Performances Pros Scalable Cloud original Digital Happiness Computing Services Guarantee Educational Book Resources Box Office Mojo ComiXalogy Thousands of Depository Find Movie Box Office Data DPReview Books With Fabric Digital Photography Goodreads IMDЬ Free Digital Comics Sewing, Book reviews Delivery Quilting Movies, TV Worldwide & Knitting & Celebrities recommendations **IMDbPro** Kindle Direct Get Info Amazon Photos Publishing Prime Video Unlimited Photo Entertainment Professionals Shopbop Indie Digital & Print Publishing Amazon Direct Whole Foods Market Designer Storage Warehouse Video Need America's Healthiest Free With Prime Fashion Made Easy Great Deals on Quality Used Distribution Made Easy Brands Grocery Store Woot! Zappos Products Deals and Ring Shoes & eero WiFi Shenanigans Smart Home Blink Neighbors App Real-Time Crime Clothing Stream 4K Amazon Subscription Boxes Security Systems Smart Video Security for Every Top subscription boxes in Every Room & Safety Alerts right to your door Home PillPack Amazon Pharmacy Simplified Renewed Like-new products

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you can trust



Final Details for Order #111-7571829-7674633

Print this page for your records.

Order Placed: October 27, 2022

Amazon.com order number: 111-7571829-7674633

Order Total: \$39.16

Shipped on October 28, 2022

Items Ordered Price

1 of: Cra-Z-Art Classic Colored Chalk, Assorted Colors, Pack Of 16 Pieces, Beth Hess \$3.22

Sold by: Amazon.com Services LLC

Condition: New

3 of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and \$11.98

Bathroom, Clean Linen, 3.35 Fl Oz, 5 Count

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: Item(s) Subtotal: \$39.16

Visa | Last digits: 4993 Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Waterset Central Total before tax: \$39.16
7281 Paradiso Drive

Apollo Beach, FL 33572 Estimated tax to be collected: \$0.00

United States Grand Total: \$39.16

Credit Card transactions Visa ending in 4993: October 28, 2022: \$39.16

To view the status of your order, return to Order Summary.



Final Details for Order #114-2694703-4481041

Print this page for your records.

Order Placed: September 12, 2022

Amazon.com order number: 114-2694703-4481041

Order Total: \$94.37

Shipped on September 12, 2022

Items Ordered Price

\$19.20

\$8.99

\$11.97

1 of: CLR PRO Calcium, Lime & Rust Remover - Quickly Removes Calcium and Lime Deposits, Stubborn Rust Stains, and Household Hard Water Deposits - 32 Ounce Spray Bottle (Pack of 2)

Sold by: CLR (seller profile)

Condition: New

6 of: 6FT G-PLUG RG6 Coaxial Cable Connectors Set – High-Speed Internet, Broadband and Digital TV Aerial, Satellite Cable Extension – Weather-Sealed Double Rubber O-Ring

and Compression Connectors Black

Sold by: G-PLUG (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on September 13, 2022

Items Ordered Price

1 of: Lysol Disinfectant Spray, Sanitizing And Antibacterial Spray, For Disinfecting And Deodorizing, Early Morning Breeze, 19 Fl Oz (Pack Of 2), Packaging May Vary 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

Shipped on September 13, 2022

Items Ordered Price

1 of: Amazon Brand - Solimo Disinfecting Wipes, Lemon & Fresh Scent, Sanitizes/Cleans/Disinfects/Deodorizes, 75 Count (Pack of 4)

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: Item(s) Subtotal: \$94.37 Visa | Last digits: 4993 Shipping & Handling: \$0.00

Billing address Total before tax: \$94.37

Waterset Central Estimated tax to be collected: \$0.00 7281 Paradiso Drive

Apollo Beach, FL 33572 Grand Total: \$94.37 United States

Visa ending in 4993: September 13, 2022: \$9.26 **Credit Card transactions** Visa ending in 4993: September 13, 2022: \$85.11

To view the status of your order, return to Order Summary.



Details for Order # D01-5896435-8000238

Print this page for your records.

Amazon.com order number: D01-5896435-8000238

Order Total: \$15.12

Digital Order: September 14, 2022					
Items Ordered	Price				
Prime Membership Fee	\$14.99				
Quantity: 1					
Sold By: Amazon.com Services LLC					
	Item(s) Subtotal: \$14.99				
	Total Before Tax: \$14.99				
	Tax Collected: \$0.13				
	1992				
	Total for this Order: \$15.12				

Payment Information								
Payment method	Item(s) Subtotal:	\$14.99						
visa ending	Total Before Tax:	\$14.99						
in 4993	Tax Collected:	\$0.13						
Billing								
address	Grand Total:	\$15.12						
Waterset								
Central								
7281 Paradiso								
Drive								
Apollo Beach,								
FL 33572								
United States								
8136772114								

Return to the Order Summary.

Please note: This is not a VAT invoice.



Details for Order # D01-6587480-6493049

Print this page for your records.

Amazon.com order number: D01-6587480-6493049

Order Total: \$2.01

Digital Order: September 7, 2022					
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: \$0.02				
	anari.				
	Total for this Order: \$2.01				

Payment Information							
Payment method	Item(s) Subtotal:	\$1.99					
visa ending	Total Before Tax:	\$1.99					
in 4993	Tax Collected:	\$0.02					
in 4995							
Billing							
address	Grand Total:	\$2.01					
Waterset							
Central							
7281 Paradiso							
Drive							
Apollo Beach,							
FL 33572							
United States							
8136772114							

Return to the Order Summary.

Please note: This is not a VAT invoice.

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Control



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

6951 00063 12706 SALE CASHIER TAYLOR

08/31/22 10:16 AM

820909574750 MARGTROW <A> 10.71N ANVIL 5 IN. X 2 IN. MARGIN TROWEL 039645124048 20# CEMENT <A> 19.38N 20LB QUICK SETTING CEMENT 883351469852 DOORLOCK <A> 53.47N KS SIG TUSTIN ENTRY VEN BRONZE

SUBTOTAL 83.56
TAX EXEMPT TOTAL \$83.56
XXXXXXXXXXXXXXXX4993 VISA USD\$ 83.56
AUTH CODE 060641/4634426 USD\$ 83.56

AUTH CODE 060641/4634426 Chip Read AID A0000000980840

US DEBIT

P.O.#/JOB NAME: WATERSET



RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/29/2022

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: H89 32652 25764 PASSWORD: 22431 25701

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.



751 GENERAL HUTCHISON PARKWAY LONGWOOD, FLORIDA 32750

(407) 330-9466 * Fax (407) 330-9343

INVOICE

Invoice Number Invoice Date

13518 **8/30/2022**

Nidy Job #

101

Ship To: SAME

WATERSET CENTRAL CDD 7281 PARADISO DRIVE

APOLLO BEACH FL 33572

Cust PO#	Customer # 3393	Ship VIA	Due Da	ate: 8/31/2022
Item #	Description	Quantity	Unit Price	Extended Price
104-149	Rachet Reel	1.00	122.00	122.00
114	UPS Shipping Charges	1.00	20.51	20.51

Pd 8/31/22 Visa \$151.66

Subtotal142.51Sales Tax9.15Total Amount Due151.66

======== TRANSACTION RECORD ======== NIDY SPORTS 1075 FL CTL PKY STE 2200 LONGWOOD, FL 32750 United States

TYPE: Purchase

ACCT: Visa \$ 151.66 USD

CARDHOLDER NAME : Waterset Central CDD CARDHOLDER NAME: Waterset Central CI
CARD NUMBER: #########4993
DATE/TIME: 01 Sep 22 09:14:39
REFERENCE #: 001 0219873 T
AUTHOR. #: 048112
TRANS. REF.: 13518

Approved - Thank You 100

Please retain this copy for your records.

Cardholder will pay above amount to card issuer pursuant to cardholder agreement.

Waterset Central

12/01/22

Clubhouse Debit Card Limit \$2,500.00 For the Month November 2022

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	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				НОА	Fitness Equipment	Facility Supplies	Vehicle	Maintenance & Repairs	Janitorial Supplies	Pool Repairs	Computer	Security	Athletic Parks	Tennis Court Maintenance	Office Supplies
				001-13105	001-57200- 4614	001-57200- 4619	001-57200- 4660	001-57200- 4647	001-57200- 4707	001-57200- 4717	001-57200- 4711	001-57200- 4712	001-57200-4764	001-57200-4763	001-57200- 5101
Date	Vendor Name	Description	Amount												
01/03/23	Hive	Security Cameras - Clubhouse	(0.50)									(0.50)			
01/04/23	Amazon	Air Freshner	(38.64)			(38.64)									
01/17/23	Amazon	Prime Subscription	(15.12)			(15.12)									
01/19/23	Amazon	Table Cloth	(27.94)			(27.94)									
01/20/23	Amazon	Cornhole Set	(134.36)			(134.36)									
01/23/23	Amazon	Folders	(39.28)												(39.28)
01/26/23	Amazon	Sun Shade - Crank	(23.64)			(23.64)									
01/27/23	Amazon	Binder Dividers	(26.86)												(26.86)
01/27/23	Amazon	Binder Dividers	(6.98)												(6.98)
01/20/23	Home Depot	Maintenance & Repairs	(126.56)					(126.56)							
01/30/23	Amazon	Office Scissors	(53.73)												(53.73)
01/30/23	Amazon	Vacuum Filter	(26.86)						(26.86)						
01/31/23	Amazon	Spray Mop	(45.09)						(45.09)						
02/01/23	Home Depot	Maintenance & Repairs	(82.97)					(82.97)							
02/01/23	Amazon	Maintenance & Repairs	(12.73)					(12.73)							
02/01/23	Amazon	Janitorial Supplies	(16.11)						(16.11)						
02/06/23	Amazon	Telephone cord, Chalkboard chalk	(21.52)												(21.52)
	TOTAL	001-10201-168	(698.89)	0.00	0.00	(239.70)	0.00	(222.26)	(88.06)	0.00	0.00	0.00	0.00	0.00	(148.37)

DM Approval:

Date: 02/07/23

Clubhouse	Clubhouse
Bank Fees	Misc. Contingency
001-51300-4902	001-57900- 6409
}	
0.00	0.00

Receipt



Invoice number 1EC2BCD9-0008
Receipt number 2674-0678
Date paid January 31, 2023

Payment method Visa - 4993

Hive, LLC

311 South Willow Avenue Tampa, Florida 33606 United States +1 813-938-1585 markie@hivestyle.com Bill to

Waterset central cdd 3434 Colwell Avenue suite200

Tampa, Florida 33614

United States +1 813-677-2114

Watersetmanager@castlegroup.com

\$0.50 paid on January 31, 2023

Description	Qty	Unit price	Amount
Hive Care Limited Support Jan 31 – Feb 28, 2023	1	\$0.50	\$0.50
	Subtotal		\$0.50
	Total		\$0.50
	Amount paid		\$0.50



Final Details for Order #111-7801298-1129014

Print this page for your records.

Order Placed: January 3, 2023

Amazon.com order number: 111-7801298-1129014

Order Total: \$38.64

Shipped on January 3, 2023

Items Ordered Price

3 of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and

Bathroom, Clean Linen, 3.35 Fl Oz, 5 Count

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:Item(s) Subtotal: \$35.94Visa | Last digits: 4993Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Billing address

Waterset Central Total before tax: \$35.94
7281 Paradiso Drive

Apollo Beach, FL 33572 Estimated tax to be collected: \$2.70

United States Grand Total: \$38.64

Credit Card transactions Visa ending in 4993: January 3, 2023: \$38.64

To view the status of your order, return to Order Summary.

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\$11.98

All Clinic Amazon Basics Buy Again Coupons Pet Supplies Beauty & Personal Care Health & Household Get care from Amazon Clinic

Your Account > Your Orders > Order Summary #D01-2013996-5488223

Amazon.com order number: D01-2013996-

5488223

Order Total: \$15.12

Manage Your Digital Items

Kindle, Your Video Library, Prime Photos, Amazon Drive, Music, Apps &

Digital Order: January 14, 2023

Recipient:

Central

Items Ordered

Waterset

Prime Membership Fee

Sold By: Amazon.com Services LLC

Qty: 1

Item(s) Subtotal: \$14.99

Price

\$14.99

Total Before Tax: \$14.99 Tax Collected: \$0.13

Total for this Order: \$15.12

Payment Information		Need to print an invoice?
Payment method	Item(s) Subtotal:	\$14.99
VISA ending in 4993	Total Before Tax: Tax Collected:	\$14.99 \$0.13
Billing address Waterset Central 7281 Paradiso	Grand Total:	\$15.12
Drive Apollo Beach, FL 33572		
United States 8136772114		

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Amazon Payment Products

Amazon Rewards Visa Signature Cards Amazon Store Card Amazon Secured Card Amazon Business Card Shop with Points Credit Card Marketplace

Let Us Help You

Amazon and COVID-19 Your Account Your Orders Shipping Rates & Policies Amazon Prime



Final Details for Order #111-3833696-5769867

Print this page for your records.

Order Placed: January 18, 2023

Amazon.com order number: 111-3833696-5769867

Order Total: \$27.94

Shipped on January 18, 2023

Items Ordered Price

1 of: Utopia Kitchen Spandex Tablecloth 2 Pack [8FT, Black] Tight, Fitted, Washable and \$25.99 Wrinkle Resistant Stretch Rectangular Patio Table Cover for Event, Wedding, Banquet & Parties [96Lx30Wx30H Inch]

Sold by: Utopia Deals (seller profile) | Product question? Ask Seller

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:Item(s) Subtotal: \$25.99Visa | Last digits: 4993Shipping & Handling: \$2.99

Billing address Free Shipping: -\$2.99

Waterset Central Total before tax: \$25.99
7281 Paradiso Drive Estimated tax to be collected: \$1.95
Apollo Beach, FL 33572

United States

Grand Total:\$27.94

Credit Card transactions Visa ending in 4993: January 18, 2023: \$27.94

To view the status of your order, return to Order Summary.

amazon.com

Final Details for Order #111-6094827-3078604

Print this page for your records.

Order Placed: January 18, 2023

Amazon.com order number: 111-6094827-3078604

Order Total: \$134.36

Shipped on January 19, 2023

Items Ordered Price

1 of: GoSports Regulation Size Wooden Cornhole Set with White Finish - Includes

Carrying Case

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

United States

Payment information

Payment Method: Item(s) Subtotal: \$124.99

Visa | Last digits: 4993 Shipping & Handling: \$0.00

Billing address Total before tax: \$124.99

Waterset Central Estimated tax to be collected: \$9.37
7281 Paradiso Drive

Apollo Beach, FL 33572

Grand Total: \$134.36

Credit Card transactions Visa ending in 4993: January 19, 2023: \$134.36

To view the status of your order, return to Order Summary.

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\$124.99



3 central How doers get more done.

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

6951 -00060 07413 01/19/23 02:10 PM SALE SELF CHECKOUT

033287181100 40PC DRIVING <A.S> 9.97 5.47

RYB IMPACT SET 40PC
033287179503 3PC IMPACT <A,S>
RYB MAG BIT HOLDER SET 3PC
071549020347 ORTHOBBG20LB <A>

19.97 ORTHO BUGBGON LAWN INSECT GRNLS 20LB 6.62 764661102809 80# SAKRETE <A>

80LB SAKRETE CONCRETE MIX
035965031042 TROWEL <A> 39.87
8"X3" MIDGET TROWEL W/DURASOFT HNDL 39.87

NLP Savings \$5.46 820909575085 POINTIROW <A> 10.71

ANVIL 5-1/2-IN POINTING TROWEL 039645113431 10#VNYL PTCH <A> 10LB QUIKRETE VINYL CONCRETE PATCHER

2@12.56 25.12

> SUBTOTAL 117.73 SALES TAX 8.83 TOTAL \$126.56

XXXXXXXXXXXXXXX4993 DEBIT

USD\$ 126.56

AUTH CODE 000988 Chip Read AID A0000000980840

Verified By PIN US DÉBIT

RETURN POLICY DEFINITIONS POLICY EXPIRES ON 04/19/2023 DAYS POLICY ID 90

DID WE NAIL IT?

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

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www.homedepot.com/survey

User ID: H88 22066 15175 PASSWORD: 23069 15115

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.

Final Details for Order #112-0870405-9705857

Print this page for your records.

Order Placed: January 20, 2023

Amazon.com order number: 112-0870405-9705857

Order Total: \$39.28

Shipped on January 20, 2023

Price Items Ordered

2 of: Oxford Twin-Pocket Folders, Textured Paper, Letter Size, Black, Holds 100 Sheets, \$18.27

Box of 25 (57506EE)

Sold by: Fast and Precise by Staples (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method: Item(s) Subtotal: \$36.54 Visa | Last digits: 4993 Shipping & Handling: \$0.00

Billing address Total before tax: \$36.54

Waterset Central Estimated tax to be collected: \$2.74 7281 Paradiso Drive

Apollo Beach, FL 33572 **Grand Total: \$39.28** United States

Credit Card transactions

Visa ending in 4993: January 20, 2023: \$39.28

To view the status of your order, return to Order Summary.

Final Details for Order #112-0568348-2067450

Print this page for your records.

Order Placed: January 24, 2023

Amazon.com order number: 112-0568348-2067450

Order Total: \$23.64

Shipped on January 25, 2023

Price Items Ordered

1 of: Cross Land Universal Crank Wand of Exterior Sun Shades, Outdoor/Indoor Roller up \$21.99 Blinds(Crank Operated/Cordless System) Black

Sold by: COOLAND (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: Item(s) Subtotal: \$21.99 Visa | Last digits: 4993

Shipping & Handling: \$0.00

Billing address Total before tax: \$21.99

Waterset Central Estimated tax to be collected: \$1.65

7281 Paradiso Drive

Apollo Beach, FL 33572 Grand Total: \$23.64 United States

Credit Card transactions

Visa ending in 4993: January 25, 2023: \$23.64

To view the status of your order, return to Order Summary.



Final Details for Order #111-5715391-6866639

Print this page for your records.

Order Placed: January 26, 2023

Amazon.com order number: 111-5715391-6866639

Order Total: \$33.84

Shipped on January 26, 2023

Items Ordered Price

1 of: Amazon Basics 3 Ring Binder with 2 Inch D-Ring and Clear Overlay, White, 4-Pack \$24.99

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

Shipped on January 26, 2023

Items Ordered Price

1 of: Avery 11109 5-Tab Binder Dividers, Insertable Multicolor Big Tabs, 6 Sets \$6.49

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: Item(s) Subtotal: \$31.48

Visa | Last digits: 4993 Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Waterset Central Total before tax: \$31.48

7281 Paradiso Drive Estimated tax to be collected: \$2.36
Apollo Beach, FL 33572

United States Grand Total: \$33.84

Credit Card transactions Visa ending in 4993: January 26, 2023: \$6.98

Visa ending in 4993: January 26, 2023: \$26.86

To view the status of your order, return to Order Summary.



Final Details for Order #111-8589133-3697856

Print this page for your records.

Order Placed: January 27, 2023

Amazon.com order number: 111-8589133-3697856

Order Total: \$53.73

Shipped on January 28, 2023

Price Items Ordered

1 of: Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inch 20Lb Paper - 8 Ream \$39.99 Case (4,000 Sheets), 92 GE Bright White

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

Shipped on January 28, 2023

Items Ordered Price

1 of: Scissors, Taotree 8" Multipurpose Scissor Bulk Pack of 5, Stainless Steel Sharp \$9.99 Scissors for Office Home General Use, High/Middle School Classroom Teacher Student Kids Scissors Supplies, Same Size

Sold by: Taotree (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: Item(s) Subtotal: \$49.98 Visa | Last digits: 4993

Shipping & Handling: \$0.00

Billing address

Total before tax: \$49.98 Waterset Central Estimated tax to be collected: \$3.75 7281 Paradiso Drive

Apollo Beach, FL 33572 Grand Total: \$53.73



Final Details for Order #112-2445831-9901848

Print this page for your records.

Order Placed: January 28, 2023

Amazon.com order number: 112-2445831-9901848

Order Total: \$26.86

Shipped on January 29, 2023

Price Items Ordered \$24.99

1 of: RIDGID VF4000 Standard Filter for Wet/Dry Vac

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: Item(s) Subtotal: \$24.99

Visa | Last digits: 4993 Shipping & Handling: \$0.00

Billing address Total before tax: \$24.99

Waterset Central Estimated tax to be collected: \$1.87 7281 Paradiso Drive

Apollo Beach, FL 33572 Grand Total: \$26.86

United States

Credit Card transactions Visa ending in 4993: January 29, 2023: \$26.86

To view the status of your order, return to Order Summary.



Final Details for Order #112-2579047-6814667

Print this page for your records.

Order Placed: January 30, 2023

Amazon.com order number: 112-2579047-6814667

Order Total: \$45.09

Shipped on January 30, 2023

Price Items Ordered \$41.94

1 of: Bona Hardwood Floor Premium Spray Mop

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

United States

Payment information

Payment Method: Item(s) Subtotal: \$41.94 Visa | Last digits: 4993 Shipping & Handling: \$2.99

Free Shipping: -\$2.99 **Billing address**

Waterset Central Total before tax: \$41.94

7281 Paradiso Drive Estimated tax to be collected: \$3.15 Apollo Beach, FL 33572

Grand Total: \$45.09

Credit Card transactions

Visa ending in 4993: January 30, 2023: \$45.09

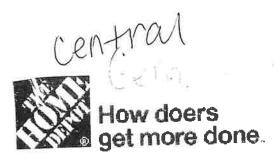
To view the status of your order, return to Order Summary.

United States

Credit Card transactions

Visa ending in 4993: January 28, 2023: \$53.73

To view the status of your order, return to Order Summary.



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

6951 00061 44745 SALE SELF CHECKOUT

01/31/23 11:24 AM

033287191642 RYB95PCDIDK <A> 29.97
RYB 95PC DRILLING/IMPACT DRIVING KIT
712216013209 LAG SCREW <A>
1/4X3" SPAX LAG SCREW
2@0.90 1.80
712216013186 LAG SCREW <A>
1/4X2" SPAX LAG SCREW
5@0.70 3.50
026156914602 2GAL SPRAYER <A>
HDX 2 GAL SPRAYER
2@17.97 35.94
764661156505 50# SAND <A> 5.97
50LB SAKRETE PLAY SAND

SUBTOTAL 77.18
SALES TAX 5.79
TOTAL \$82.97

XXXXXXXXXXXXXX4993 DEBIT AUTH CODE 002984 Chip Read AID A0000000980840

10. E

Verified By PIN US DEBIT

USD\$ 82.97



REFURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/01/2023

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www.homedepot.com/survey

User ID: H88 96730 89840 PASSWORD: 23081 89779

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.



Final Details for Order #112-2398832-4983403

Print this page for your records.

Order Placed: January 30, 2023

Amazon.com order number: 112-2398832-4983403

Order Total: \$12.73

Shipped on January 31, 2023

Price Items Ordered

1 of: Ridgid VT2561 Genuine OEM Plastic Filter Nut and Drain Cap Kit for Pre-2010 Ridgid \$11.84

Wet / Dry Vacuums

Sold by: Solvamur (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method: Item(s) Subtotal: \$11.84 Visa | Last digits: 4993 Shipping & Handling: \$0.00

Billing address Total before tax: \$11.84 Waterset Central Estimated tax to be collected: \$0.89

7281 Paradiso Drive

Apollo Beach, FL 33572 Grand Total: \$12.73 United States

Credit Card transactions

Visa ending in 4993: January 31, 2023: \$12.73

To view the status of your order, return to Order Summary.



Final Details for Order #112-1708021-4779445

Print this page for your records.

Order Placed: January 30, 2023

Amazon.com order number: 112-1708021-4779445

Order Total: \$16.11

Shipped on January 31, 2023

Price Items Ordered

1 of: 3 Pack for Bona Microfiber Cleaning Pad, Microfiber Mop Pads Compatible with Bona \$14.99 Mop for Bona Hardwood Floor Cleaner 18 Inch

Sold by: MZY LLC-Filter (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: Item(s) Subtotal: \$14.99 Visa | Last digits: 4993 Shipping & Handling: \$0.00

Billing address Total before tax: \$14.99 Waterset Central

Estimated tax to be collected: \$1.12 7281 Paradiso Drive

Apollo Beach, FL 33572 Grand Total: \$16.11 United States

Credit Card transactions

Visa ending in 4993: January 31, 2023: \$16.11

To view the status of your order, return to Order Summary.



Final Details for Order #114-9962860-3897802

Print this page for your records.

Order Placed: February 3, 2023

Amazon.com order number: 114-9962860-3897802

Order Total: \$21.52

Shipped on February 3, 2023

Items Ordered Price

1 of: Power Gear Coiled Telephone Cord, 4 Feet Coiled, 25 Feet Uncoiled, Phone Cord works with All Corded Landline Phones, For Use in Home or Office, Black, 76139
Sold by: Amazon.com Services LLC

3014 57. 711142011140111 50

Condition: New
2 of: Chalk For Kids 24 Pack Non-Toxic Chalkboard Chalk - 12 Pack of Dustless White \$6.99

Chalk - 12 Pack of Assorted Colored Chalks - Premium Kids Chalk - (2 Boxes, White and

Multicolor)

Sold by: cool kraft (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

United States

FREE Prime Delivery

Payment information

Payment Method: Item(s) Subtotal: \$20.43

Visa | Last digits: 4993 Shipping & Handling: \$0.00
Gift Card

t Calu

Total before tax: \$20.43 **Billing address**Estimated tax to be collected: \$1.52

Waterset Central

7281 Paradiso Drive

Gift Card Amount: -\$0.43

Apollo Beach, FL 33572

United States

Grand Total:\$21.52

Credit Card transactions Visa ending in 4993: February 3, 2023: \$21.52

To view the status of your order, return to Order Summary.

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\$6.45