



Rizzetta & Company

Waterset Central Community Development District

Board of Supervisors' Meeting August 10, 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	Vice Chairman
	Lenny Woster	Assistant Secretary
	Lynda McMorro	Assistant Secretary
	Pam Parisi	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 advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

August 4, 2023

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, August 10, 2023, at 6:00 PM** at the Waterset Club, 7281 Paradiso Club, Apollo Beach, FL 33572. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Report Tab 1
 - B.** Landscape & Irrigation
 - i. Presentation of Landscape Inspection Report Tab 2
 - ii. Landscape Contractor Update
 - iii. Consideration of Landscape Maintenance Proposal for Amenity Center – Addendum No. 1 Tab 3
 - iv. Irrigation Contractor Update Tab 4
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Manager
 - i. Presentation of Management Report Tab 5
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Ratification of September 30, 2022 Audit..... Tab 6
 - B.** Consideration of Republic Services Proposal Tab 7
 - C.** Public Hearing of FY 2023/2024 Final Budget
 - i. Consideration of Resolution 2023-06, Approving FY 2023-2024 Final Budget Tab 8
 - D.** Public Hearing of FY 2023/2024 Imposing Special Assessments
 - i. Consideration of Resolution 2023-07; Imposing Special Assessments..... Tab 8
 - E.** Consideration of Resolution 2023-08; Approving FY 2023-2024 Meeting Schedule Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on July 13, 2023 Tab 11
 - B.** Consideration of the Operation and Maintenance Expenditures for June 2023..... Tab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 1



MONTHLY REPORT

AUGUST 1, 2023



WATERSET CENTRAL CDD

Inspection Date:

July 25, 2023

Prepared For:

Matthew Huber

Prepared By:

Devon Craig

Field operations Manager

P: 941.201.7287

E: dcraig@sitexaquatics.com

SUMMARY:

We are having inconsistent rain fall with extremely hot days which defiantly makeing for a difficult July in regards to algae blooms. These steamy days are ideal conditions for new blooms. Our technicians are doing a good job of staying in front of major issues and maintaining the ponds. Its possible you are seeing more of our trucks as we are conducting drive throughs to check for algae blooms more often this time of year.

WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
28 PONDS



Google Earth

Image © 2022 Maxar Technologies

13.



14.



15.



16.



17.



18.



19.



20.



21.



22.



23.



24.



25.



26.



27.



28.



POND SUMMARY

- 1: Shoreline vegetation and Algae has been treated.
- 2: Shoreline vegetation and Algae has been treated.
- 3: Shoreline vegetation has been treated.
- 4: Shoreline vegetation and Algae has been treated.
- 5: Shoreline vegetation and Algae has been treated.
- 6: Shoreline vegetation and Algae rush has been treated.
- 7: Shoreline vegetation 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 Algaehas been treated.

POND TREATMENTS

13: Shoreline vegetation and Spike rush 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 has been treated.

26: Shoreline vegetation 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



July 31, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- During the month of August, there are no fertilizer applications.

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. As a procedure to follow going forward when new plants are being installed by Sunrise, Sunrise is to email Ballenger and Co., and copy landscape specialist, informing them of the upcoming installation so that BCI can ensure proper irrigation adjustments in the scheduling and timing can be made. We've recently lost some newly installed plants due to lack of water. (Pic 1)



- Install & Invoice nine (9) instead of eight (8) per planter so the entire interior inside the Pringles Podocarpus can be filled in. This is an additional four (4) plants from what was originally approved. (Pic 4)



5. Inspect the turf between the playground and Waterset Club for chinch bug. Treat accordingly. (Pic 5)



2. Eradicate and burn out paver joint weeds on the lap pool deck.
3. Remove dead growth from the Variegated Ginger.
4. Sunrise will be returning with new Copperleaf Plants to replace the subpar plants initially installed where the raised planters used to be on the lap pool deck. I have asked them to



Waterset Club, Sea Air Mail Kiosk, Goldcoast, 30th Street

6. Tip the newly installed Confederate Jasmine in front of the Waterset Club to encourage it to fill into a thick bed.
7. Sunrise inspected the turf in the middle section near the pickle ball courts and did not find any insects, but they did apply granular fertilizer. There is no improvement to the turf and I'm awaiting BCI's response. (Pic 7)



8. Sunrise to inspect the Bougainvillea on the Paseo Al Mar (PAM) median approaching US 41. It is thinning and may be infested with Bougainvillea Looper.
9. Keep the Confederate Jasmine at the monuments and trellises at Milestone and PAM trimmed tightly to the structures.
10. Top the Pringles Podocarpus at the Sea Air mail kiosk.
11. Sunrise to inspect two bare areas of the pond bank south of Goldcoast, east of Milestone. We need to be cognizant of erosion. Provide an update. We may need to engage the District Engineer. (see below and Pic 11>)



12. Sunrise to inspect, diagnose and treat a severely stressed area of turf on the south side of Goldcoast, east of Milestone. Provide an update in next response. [Is irrigation 100% here?](#) (Pic 12)



13. There is still a leaning Sycamore (3rd past the Villas on Goldcoast entrance) that needs to be re-straightened.
14. Trim the noon-dwarf Bougainvillea in the 30th Street medians.
15. Dead patches are beginning to form in the Wax Myrtles on the west side of 30th Street south of Goldcoast. As mentioned in last month's report – refrain from trimming these tightly. These should be loose in form.



Covington Garden Dr., Paseo Al Mar East, Mainland, I-75 Wall

16. No water saucers have been constructed over the root balls of the newly planted Oaks on the west ROW of Covington Garden Dr. between PAM and Golden Sky. These need to be 8" -10" deep and surround the root ball.

17. Crews need to refrain from mowing over the tree rings. They are blowing out all mulch and leaving grass clippings in the tree ring. Many tree rings are also not being detailed.

18. Too much duff is being left behind after mowing. This needs to be removed or re-distributed over the lawn.

19. Sunrise needs to eradicate lookalike grasses that are slowly taking over the Muhlygrass/Sand Cordgrass beds on the south side of PAM between Paradiso and CGD. (Pic 19)



20. Can the BOS/Developer please clarify what the CDD is responsible for now that the water plant and school properties are built? The current maintenance exhibit has the CDD maintaining the east CGD ROW in front of the school and utility (dark green) as well as one pass on the east side of the sidewalk in front of the school (orange). Is this correct? There are trees planted on the east side of the sidewalk in front of the utility. (Pic 20 & see >)

21. Although some beds of browning Fakahatchee Grasses on the west side of CGD have spray stakes, not all do. Have the others also been inspected and treated?

22. During the course of the inspection, Sunrise crews were progressing south on CGD weeding the beds of Summer Sunset Jasmine.

23. We have a proposal from the May report that needs to be approved to remove this dead palm south of Betel Palm. (Pic 23>)

24. Inspect rough looking turf on the SW corner of Mainland and CGD. Diagnose and treat accordingly.

25. There are still leaning (or completely down) pine trees along the I-75 wall and the wall is not being line trimmed.



Wayfarer & Tagalong Mail Kiosk Park, Saguaro, Waterset Blvd. South

26. Inspect some unhappy Copperleaf Plants in the mail kiosk park on Wayfarer at Tagalong. Diagnose and treat accordingly. [What is the irrigation duration and frequency here?](#)

27. We are looking into another encroachment at Wayfarer and Tagalong. (Pic 27>)



28. Unfortunately, I fear rodents or rabbits have eaten the leaves off the Variegated Confederate Jasmine at the Betel Palm mail kiosk. Sunrise can spread Irish Spring soap (their remedy) throughout the bed to try to prevent this from happening. (Pic 28)



29. Remove dead Walter's Viburnum from the mail kiosk park at Saguaro.

30. Hand pull weeds for turf and Juniper at Reservoir Park.



31. Is the board interested in filling the entire tip (curb to curb) of the re-configured WSBlvd. median at Reservoir with Bougainvillea, or is it preferred to keep a turf edge between the Bougainvillea and curb? (Pic 31)



32. Tree rings are not being maintained on the west ROW of WSBlvd. between Reservoir and Waterline.

33. Sunrise to diagnose and treat why large areas of turf and Blue Daze on the WSBlvd. median between Reservoir and Waterline are dying. Provide an update. (Pics 33a & b>)



Waterset Blvd. South, New Amenity, Wayfarer Cul-de-Sac

34. Why is much of the Blue Daze dying on the WSBlvd. medians? It is thriving on CGD.

35. Trim all beds of Bougainvillea on Waterline.

36. Sunrise needs to ensure they are mowing behind the first four lots on Silver Sun east of Madrigal Way. These lots abut the property line of the new Amenity Center. We may have a resident (5th lot) that is not mowing down to the water line behind their home. (Pic 36)



39. What is being diagnosed on the Wayfarer cul-de-sac regarding the stressed turf?

40. Crews are not 100% completing the mowing and detailing of the Mainland, Wayfarer & Del Coronado cul-de-sacs regarding line trimming around structures.

37. We need to trim the Silver Buttonwoods surrounding the new amenity pool .

38. Have all warranty issues been resolved at the new amenity center? There were dead plants in place during the turnover.



Proposals

1. Sunrise to provide a proposal to completely remove a Ribbon Palm on the lap pool deck that seemingly was struck by lightning as it died very quickly. Provide an option to replace with a Ribbon Palm of the same size. Proposal must include at least one flood bubbler and the construction of a water saucer 8" – 10" deep completely surrounding the root ball. (Pic 1)



2. Sunrise to provide a proposal to completely remove this dead Sabal Palm behind the second house south of Mainland backing up to CGD. Proposal shall include the replacement of a Sabal Palm the same height as well as a working flood bubbler and the construction of a water saucer 8" -10" deep completely surrounding the root ball. (Pic 2)



3. Sunrise to provide a proposal to completely remove a dead Sabal Palm near a fire hydrant between Mainland and Wayfarer. Provide an option to replace with a Sabal Palm of the same size. Proposal must include at least one flood bubbler and the construction of a water saucer 8" – 10" deep completely surrounding the root ball. (Pic 3)



4. Sunrise to Install & Invoice enough St. Augustine turf to cover what appears to be a recently dug up area on the west side of CGD at Wayfarer. (Pic 4)



Proposals

5. Sunrise to provide a proposal with two options: 1.) to line the intersecting sidewalks at the Golden Sky mail kiosk with 3 Gal., FULL Pringles Podocarpus on 24" centers. 2.) to completely fill the entire bed with 3 Gal., FULL Pringles Podocarpus on 24" centers, triangular spacing. (Pic 5)



7. Sunrise to provide a proposal to completely remove a dying Red Maple at the Wayfarer mail kiosk park and replace with a 3" cal. Sweet Gum, *Liquidambar styraciflua* "rotundiloba". Proposal must include at least one flood bubbler and the construction of a water saucer 8" – 10" deep surrounding the root ball. (Pic 7)



6. 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 6)



Tab 3

**BID FORM
ADDENDUM NO. 1 – AMENITY CENTER**

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

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

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

PART 1

General Landscape Maintenance

\$ 7905.30 Yr

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

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

\$ 1500 /application (do not include in General Landscape Maintenance total or Grand Total)

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

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

\$ 65 /hr for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting 500.00 / acre

Core Aeration 750.00 / acre

PART 2

Fertilization (All labor and materials)

\$ 3,407.00 Yr

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

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	15-0-15 +Pre-M	1.0 Lbs N/1000 SF	250 Lbs	\$ 270.00
March	Pre-Emergent	1.8 Oz/ 1000 SF	45 oz	\$172.00
April	21-00-00	0.5 Lbs/1000 SF	150 Lbs	\$165.00
May	16-0-8	1.0 Lbs/1000 SF	250 Lbs	\$ 270.00
July	16-0-8	1.0 Lbs/1000 SF	250 Lbs	\$ 270.00
September	16-0-8	1.0 Lbs/1000 SF	250 Lbs	\$ 270.00
November	15-0-15 + Pre-M	1.0 Lbs/1000 SF	250 Lbs	\$ 270.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NO BAHIA GRASS	NO BAHIA GRASS	NO BAHIA GRASS	NO BAHIA GRASS	NO BAHIA GRASS

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	4 lbs/100 SF	300 Lbs	\$280.00
June	8-10-10	4 lbs/100 SF	300 Lbs	\$280.00
October	8-10-10	4 lbs/100 SF	300 Lbs	\$280.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED PER APPLICATION	COST PER APPLICATION
March	8-2-12 Special Palm Fert	1.5 Lbs/100 SF	200 Lbs	\$220.00
June	8-2-12 Special Palm Fert	1.5 Lbs/100 SF	200 Lbs	\$220.00
September	8-2-12 Special Palm Fert	1.5 Lbs/100 SF	200 Lbs	\$220.00
Novembr	8-2-12 Special Palm Fert	1.5 Lbs/100 SF	200 Lbs	\$220.00

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

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

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

PART 3

Pest Control (All labor and materials) 520.00
(if entire pesticide allowance is required) * \$ _____ Yr.

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

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

OTC Injections (All labor and materials)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

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

\$ _____ / Yr.

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

PART 4

**Installation of Pine Bark Mulch (medium) (All labor and materials) \$ ^{19,825.00} _____ /Yr.
(if both topdressings are performed - do not include in Grand Total)**

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

¹⁹⁰ _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ ^{65.00} _____ /CY
(app. October)

And
¹¹⁵ _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ ^{65.00} _____ /CY
(app. April)

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

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

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

\$ ^{11832.30} _____ / **FIRST ANNUAL RENEWAL**

SECOND ANNUAL RENEWAL \$ ^{11832.3} _____ /Yr.

(Remainder of page intentionally left blank; Signature page follows)

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____
(Please Print)

Representative's Signature _____

Date _____

Tab 4



DATE: August 2, 2023

PROJECT: Waterset Central

RE: July Irrigation System Maintenance

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible.

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

- Continued working with construction company that is installing the turn lanes for the new County Park along Waterset Blvd. Repairs were started on July 21st and were ongoing as of July 31st.
- Continued monitoring new plant material inside pools.
- Replaced decoder for zone 6 that was still under warranty on the Phase 4 controller.

The ET sensor located on the Hunter ACC controller along Paseo Al Mar at Paradiso recorded 4.66" of ET and 4.78" of rain between July 1st and July 31st. There were three significant rainfall events of 0.25" or more, the greatest occurring on July 17th, when 2.03" was recorded. The site was shut down for a total of 7 days to take advantage of what nature provided. According to the most recent drought monitor from the National Weather Service, southern Hillsborough County is experiencing a moderate drought that is expected to continue through the end of August.

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

Sincerely,

Gail Huff

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



Tab 5



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

Community Director Report
August 2023 Meeting



Administrative

CDD Access Requests: The homeowner for 5565 Silver Sun would like to add a fence to their backyard. They are requesting permission to attach their fence to the current fence that is there to separate CDD property.



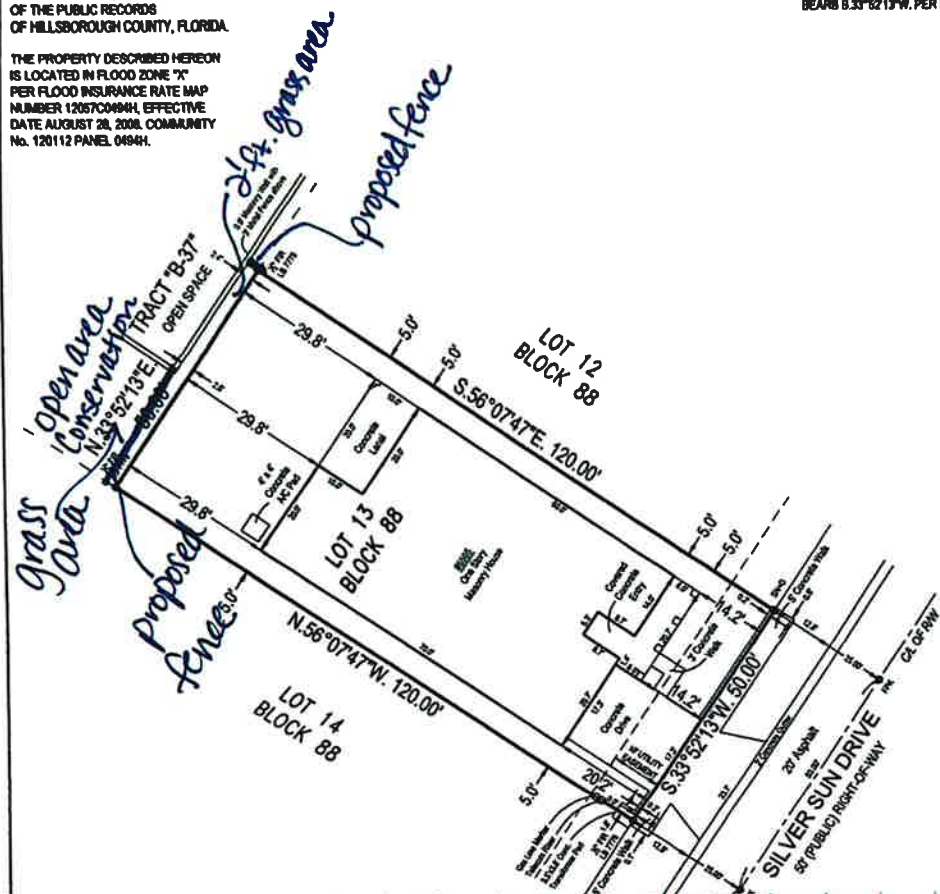
BOUNDARY SURVEY

**DESCRIPTION: LOT 13, BLOCK 88,
WATERSET PHASE 0A-1 AS RECORDED
IN PLAT BOOK 132, PAGES 120 - 136,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY, FLORIDA.**

THE PROPERTY DESCRIBED HEREON
IS LOCATED IN FLOOD ZONE "X"
PER FLOOD INSURANCE RATE MAP
NUMBER 12057C0494H, EFFECTIVE
DATE AUGUST 28, 2008. COMMUNITY
No. 120112 PANEL 0494H.

BASIS OF BEARINGS:
CAL. OF RAW OF SILVER SUN DRIVE
BEARS 8.33°62'13"W. PER PLAT.

Scale: 1" = 20'



A hand-drawn diagram of a property lot labeled "Campbell lot" and "5565 Silver Sun". The diagram shows a rectangular lot with a "proposed fence" line running horizontally across its width. Above the lot, there is a "conservation easement fence" line. The area between the proposed fence and the conservation easement fence is labeled "open area a conservation easement". The area below the proposed fence is labeled "gross area" and "property line". The width of the lot is marked as "2'ft" on both the left and right sides. The diagram also shows a "conservation easement" area above the lot and a "proposed fence" line running horizontally across the lot.

The homeowner also raised a concern that their property line ends at the proposed fence area. They have been mowing the area because Sunrise does not maintain that area.

Management met with DCSI to provide us with proposals for:

- To install the talk down system at the basketball courts. The proposal came in at \$1,989.00. We will need to add electrical in this area. We contacted Owens electric to provide us with a proposal but it has not yet been received.
- Installation of a camera by the pool equipment area that faces the resort pool. The proposal came in at \$3,829.00.
- Installation of automatic locks for the 3 restrooms at Waterline Station. The proposal came in at \$2,449.00.
- Talk down system for Waterline Station – The proposal came in at \$3,498.00.

Luxury Stone Works was on the property on July 20th and completed the paver repairs around the Clubhouse Lap pool.



Luxury Stone Works provided a proposal for the paver repairs around the Resort pool. The proposal came in at \$3,949.03.



Sunrise installed the approved plants in the planters by the Lap pool.



MDS was on the property and repaired the clubhouse pool restroom doors and gym door which were not closing MDS recommended the replacement of both restroom doors.

MDS repaired soffits that fell during a recent storm.

Accurate Electronics was on the property and replaced the piston and maglock cover for the basketball court gate.

On Monday, July 17th, the clubhouse experienced a lightning strike. The strike caused damaged to the access control system. Accurate Electronics replaced a network module, and card readers for the pool gates. They have ordered new maglocks for the tennis courts and the basketball court. Management contacted DCSI as the cameras were also affected. As of July 25th, the access control software as well as the cameras are operational.



On Friday, July 14th, at around 11PM, management received a call from the security monitoring system advising that there were 6 individuals in the pool that would not leave the area after several attempts. Management also attempted to have them leave the area but was unsuccessful. The authorities were dispatched, and Management met them onsite. The teenagers were asked to place the furniture back onto the deck as they had thrown them into the pool and left the area.

Elite Fencing was on the property on July 15th and replaced a section of the slide fence.

Management contacted Owens Electric to provide a proposal for the replacement of the bollard lights around the clubhouse. The proposal came in at \$9,960.00 which includes the removal of the current light, installation of the new lights with the concrete bases. Management will be working on gathering a 2nd proposal.

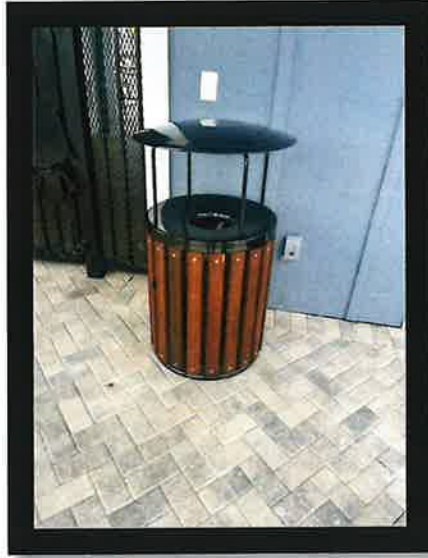
Management contacted Playmore to order parts for the Speed Racer game at the Waterline Station Playgrbund as the cars for the game have been removed. Management also ordered a back up set.



Maintenance

The 4 trash cans arrived for Waterline Station.





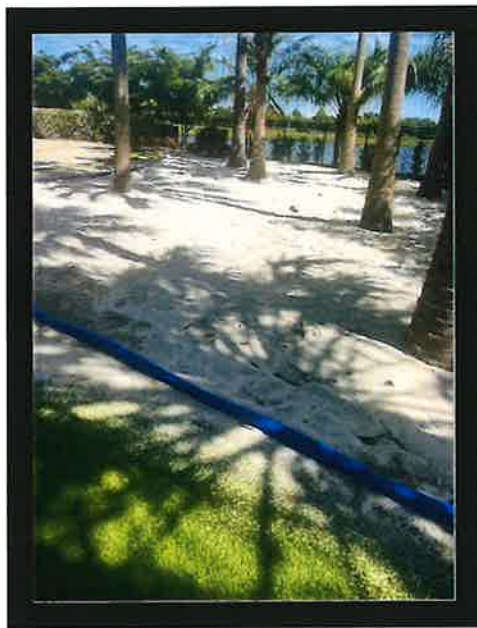
The maintenance team reinforced all windscreens at the Tennis courts after the recent storms.



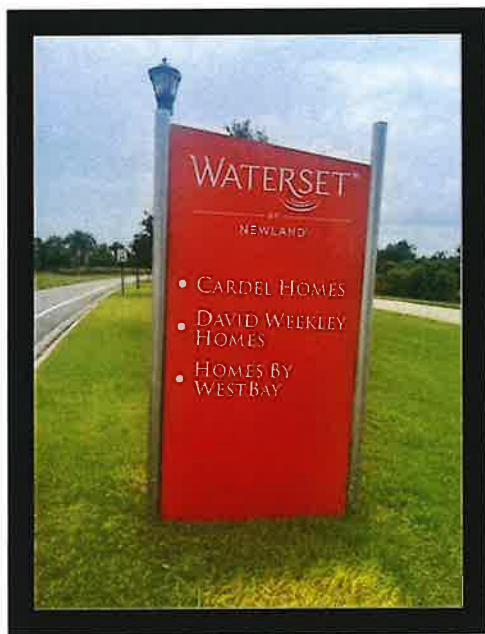
The maintenance team replaced the hinge to the lap pool gate.

The maintenance team reattached all borders to the Sand Play area at the Waterset Club.



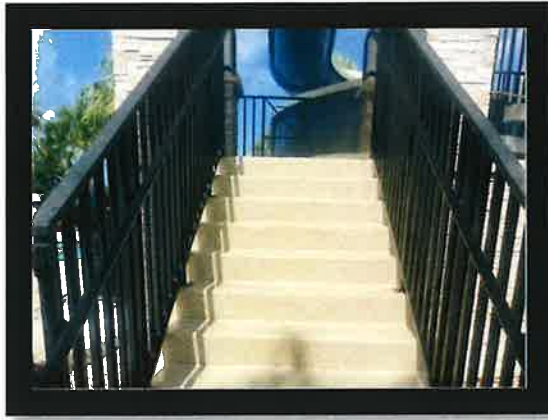


The maintenance team reattached the Waterset by Newland sign that had detached due to the recent storms.



The maintenance team pressure washed the steps and the landing to the slide.





Report Respectfully Submitted,
Katiria Parodi, LCAM





DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

ESTIMATE #	DATE	EXPIRATION DATE
12172	07/10/2023	08/31/2023

SALES REP
DC

ACCT#/LOT/BLK
Basketball CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to install the required equipment on the light pole at the Basketball Court to have a Monitored Two-way camera watching the courts after hours.			
	Camera System Parts	1	1,989.00	1,989.00
	(1) Outdoor Nema enclosure with locks and Pole mount kit			
	(1) Cam Pole mount kit			
	(1) 5 port POE+ gigabit switch			
	(1) Internet Point-to-Point transmitter and receiver			
	(1) HSA-8 Outdoor Horn Speaker with amp built in			
	(1) 12V 2amp power supply			
	(1) Surge protector power strip			

Installation, networking, and programming included.

*Must have electrician install 120V outlet in Nema Enclosure not included.

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$1,989.00

Accepted By

Accepted Date



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

ESTIMATE #	DATE	EXPIRATION DATE
12173	07/10/2023	08/31/2023

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Cameras

DATE	ACTIVITY	QTY	RATE	AMOUNT
------	----------	-----	------	--------

This estimate is to add a non-monitored camera and a pole to mount it on to the back side of the main pool, by the pool equipment.

Services

- (1) N53CG62- 5MP IP camera 2.8mm lens and enhanced IR night vision.
- (1) Square Direct Burial Aluminum Light Pole 8 Foot Above Grade, 4 Inch Wide, 0.125 Inch Wall Thickness with concrete footer
- (1) Outdoor Nema enclosure with locks and Pole mount
- (1) POE injector
- (1) Internet Point-to-Point transmitter and receiver
- (1) Surge protector power strip

Installation, networking, and programming included.

*Must have electrician install 120V outlet in Nema Enclosure not included.

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$3,829.00

Accepted By

Accepted Date



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
Waterline Station
5701 Madrigal Way
Apollo Beach, Florida 33572

ESTIMATE #	DATE	EXPIRATION DATE
12174	07/10/2023	09/30/2023

P.O. NUMBER
Waterline Station

SALES REP
DC

ACCT#/LOT/BLK
Access Control

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Waterline Station: This estimate is to add electronic door strikes to the three-bathroom doors that are at the pool area. They will automatically lock/unlock via Schedule with a programmable electronic timer. Access Doors (3) HE-500030403- 12V electronic door strikes (1) PT724AE- Timer, 365 Day 24 Hour Annual Event, 1 Channel, LCD Display, Battery Charger, Board (1) 12V 7AMP B/U Battery (1) AX-SAV4D- 12V 4AMP power supply Installation and Programming included. *Bathroom handles should be classroom type handles. key locked with internal handle always operational. If needed, we can install this type for \$189 each. Thank you for your time and this opportunity to do business with you! *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.	1	2,449.00	2,449.00
	TOTAL			\$2,449.00

Accepted By

Accepted Date



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
Waterline Station
5701 Madrigal Way
Apollo Beach, Florida 33572

ESTIMATE #	DATE	EXPIRATION DATE			
12170	07/24/2023	09/30/2023			
P.O. NUMBER	SALES REP		ACCT#/LOT/BLK		
Waterline Station	DC		Monitored Cameras		
DATE	ACTIVITY	QTY	RATE	AMOUNT	
	WATERLINE STATION:				
	This estimate is for a four-camera monitored surveillance system that communicates with our monitoring center when people are on the pool deck/playground area after hours. The monitoring station will attempt to get them to leave the area through two-way voice then after that per instructions will either call a person on the contact list or the authorities next to remove them from trespassing. (Requires Internet Connection)				
	Monitored Camera System (1) N52B2P- 8 channel 4K NVR with 4TB HDD (3) N55DU82- 5MP IP turret camera with Mic, speaker, people detecting advanced Analytics and spotlight deterrents. (Main gate, Side Entrance, Playground View, Pool Deck) (1) N43BX8Z- 4MP IP Bullet camera with 2.7mm to 13.5mm Vari-focal Lens with Mic, speaker, people detecting, advanced Analytics and spotlight deterrents. (Playground Area) (1) HSA-8- Exterior amplified horn speaker (1) 12v 2amp power supply (4) audio splitters/combiners (4) Back boxes Includes labor, programming, activation and setup. * 5-year manufacture parts warranty on the NVR and cameras.	1	3,299.00	3,299.00	
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month (no contract)	1	199.00	199.00	

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$3,498.00

Accepted By

Accepted Date

CHECK US OUT ON FACEBOOK!

@LUXURYSTONWORKS

Stoneworks

PROJECT LAYOUT

PROPOSAL

800-813-3416

luxurystoneworks.com

Riverview, FL

Pavers

-Colors: _____

-Pattern: _____

-Sq. Ft: _____

-Linear Ft: _____

Curbing

-Pattern: _____

-Color: _____

-Grout: _____

-Linear Ft: _____

Sealing

-Base: _____

-Sanding: _____

-Coats: _____

Block Work

-Colors: _____

-Pattern: _____

-Linear Ft: _____

Restoration

-Pavers: _____

-Curbing: _____

-Sq. Ft: _____

P. Wash: _____

4x20=80 Root pushing Pavers up

2x24=48 Sinking by pool Ladder

4x22=88 outside shower

3x33=99 by 4F

5x15=75 by steps to slide

4x17=68 by the cornhole

Project Details

Linear Ft.

Sq. Ft.

Amount

Paver Removing

De-rooting base

Compaction sand

Setting, Cementing

wet sand

3949.03

Subtotal

Tax

%

Total

3949.03

Client Name: Waterset Central

Address: 3434 Colwell Ave

200 Tampa FL 33614

Phone #: 2954-952-4229

Date: July 18, 2023

Job Number: _____

Project Description: _____

Project Start Date: _____

Proposal Accepted by: _____

Consultant: [Signature]

Date Signed: _____

Date Signed: July 18, 2023

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	Nets have been replaced	27-Mar-23	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	Received proposal from Suncoast Pools Sent over to CDD	31-Mar-23	CLOSED	Kathy
Admin	CCDD	4/21/2023	Paver repairs for Clubhouse Lap pool area	Luxury tone work is awaiting deposit from CDD	1-Aug-23	OPEN	Kathy
Admin	CCDD	4/21/2023	Schedule CH soffit repairs	Scheduled for week of May 8th	15-May-23	CLOSED	Kathy
Admin	CCDD	4/21/2023	Schedule CH roof pressure washing	Scheduled for week of May 8th	15-May-23	CLOSED	Kathy
Admin	CCDD	5/1/2023	New amenity opening	awaiting date confirmation	12-May-23	CLOSED	Kathy
Admin	CCDD	5/12/2023	Gather proposals for an estimate of 30 lounge chairs for Waterset Clubhouse	40 Lounge chairs in process. Awaiting invoice for payment	1-Aug-23	OPEN	Kathy
Admin	CCDD	5/12/2023	Gather proposals for painting of the Slide steps	In process	1-Aug-23	OPEN	Kathy
Admin	CCDD	5/12/2023	Gather proposals for painting of the fencing around all amenities	In process	1-Aug-23	OPEN	Kathy
Maintenance/Admin	CCDD	5/30/2023	Create list of areas in Central where Dog Stations are needed	A K is working on orders for stations that were not installed	1-Jul-23	CLOSED	Kathy/Scott
Maintenance/Admin	CCDD	5/30/2023	Contact vendor for repairs to slide fence	Completed	1-Aug-23	CLOSED	Kathy/Scott
Admin	CCDD	7/5/2023	Order Pool Monitor Staff Shirts	Contacted Paul Awaiting response	1-Aug-23	OPEN	Kathy
Admin	CCDD	7/5/2023	Painting of TECO light poles through out Central	Maintenance to schedule	1-Sep-23	OPEN	Scott
Admin	CCDD	7/5/2023	Waterline Station AC Maintenance agreement?		1-Sep-23	OPEN	Kathy/Scott
Admin	CCDD	7/5/2023	Follow up with CDD on Waterset Club Pool Permit	Completed	15-Jul-23	CLOSED	Kathy
Admin	CCDD	7/5/2023	Follow up with CDD on GEM cart registration		1-Aug-23	OPEN	Kathy
Admin	CCDD	7/17/2023	Schedule deep cleaning for all Central amenities	Scheduled for week of September 10th	16-Sep-23	OPEN	Kathy
Admin	CCDD	7/17/2023	Schedule Acid wash for pool bathroom floors CH	Scheduled for week of September 10th	16-Sep-23	OPEN	Kathy
Admin	CCDD	7/17/2023	Schedule carpet cleaning for CH lobby, game room and offices	Scheduled for week of September 10th	16-Sep-23	OPEN	Kathy
Admin	CCDD	7/17/2023	Gather proposals for replacement of Bollard lights around CH exterior	Received owens proposal Need 2nd bid	15-Aug-23	OPEN	Kathy/ Scott
Admin	CCDD	7/17/2023	Contact Citywide regarding cleaning of AC vents in CH	Completed 7/20/23	20-Jul-23	CLOSED	Kathy
Admin	CCDD	7/18/2023	Lightning Strike at CH - AE to specify damages	AE replaced Network Module In process of replacing card readers and maglocks		CLOSED	Kathy
Admin	CCDD	7/18/2023	Lightning Strike at CH - order 2 TV's		28-Jul-23	OPEN	Kathy
Admin	CCDD	7/18/2023	Lightning Strike at CH - Cameras down	DCSI scheduled for Friday 7/20	28-Jul-23	CLOSED	Kathy
Admin	CCDD	7/18/2023	Lightning Strike at CH - Provide incident report to Mail/Ruben for insurance		28-Jul-23	CLOSED	Kathy
Admin	CCDD	7/19/2023	Waterline Station playground car speeder parts	Contacted Playmore and ordered parts	20-Jul-23	CLOSED	Kathy
Admin	CCDD	7/25/2023	Order new Cornhole games		11-Aug-23	OPEN	Kathy
Admin	CCDD	7/25/2023	Order new pressure washing machine		11-Aug-23	OPEN	Kathy/Scott

Tab 6

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Waterset Central Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 17, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

July 17, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Waterset Central Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$6,123,214).
- The change in the District's total net position for the fiscal year ended September 30, 2022 was (\$13,927), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,685,914, an increase of \$99,942 in comparison with the prior year. A portion of the fund balance is non-spendable for deposits and prepaid items, restricted for debt service and capital projects, assigned to capital reserves and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 1,755,080	\$ 1,719,916
Capital assets	8,855,110	9,263,785
Total assets	10,610,190	10,983,701
Current liabilities	414,505	483,866
Long-term liabilities	16,318,899	16,609,122
Total liabilities	16,733,404	17,092,988
Net position		
Net investment in capital assets	(7,463,789)	(7,345,337)
Restricted for debt service	974,419	945,262
Restricted for capital projects	1,114	-
Unrestricted	365,042	290,788
Total net position	\$ (6,123,214)	\$ (6,109,287)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to landowners; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation exceeded program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 2,342,326	\$ 2,123,578
Operating grants and contributions	4,165	4,675
Capital grants and contributions	13,751	-
General revenues		
Unrestricted investment earnings	489	51
Total revenues	2,360,731	2,128,304
Expenses:		
General government	124,808	129,867
Maintenance and operations	982,099	851,044
Parks and recreation	436,034	356,543
Interest on long-term debt	831,717	843,780
Total expenses	2,374,658	2,181,234
Change in net position	(13,927)	(52,930)
Net position - beginning	(6,109,287)	(6,056,357)
Net position - ending	\$ (6,123,214)	\$ (6,109,287)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,374,658. The costs of the District's activities were funded by program revenues which were comprised primarily of assessments in the current and prior fiscal years. The increase in program revenues is primarily due to an increase in per unit operation and maintenance assessment rates. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of an increase in professional services including the landscape maintenance and management fees, as well as increases in maintenance costs.

GENERAL FUND BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$10,329,230 invested in capital assets. In the government-wide financial statements depreciation of \$1,474,120 has been taken, which resulted in a net book value of \$8,855,110. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$16,320,000 Bonds outstanding for its governmental activities. The District also had an equipment loan payable of \$9,009 at September 30, 2022. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEARS BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Waterset Central Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

FINANCIAL STATEMENTS

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 374,991
Accounts receivable	5,703
Deposits and prepaids	52,834
Restricted assets:	
Investments	1,321,552
Capital assets	
Depreciable assets, net	<u>8,855,110</u>
Total assets	<u>10,610,190</u>
 LIABILITIES	
Accounts payable and accrued liabilities	60,496
Deposits	8,670
Accrued interest payable	345,339
Non-current liabilities:	
Due within one year	299,009
Due in more than one year	<u>16,019,890</u>
Total liabilities	<u>16,733,404</u>
 NET POSITION	
Net investment in capital assets	(7,463,789)
Restricted for debt service	974,419
Restricted for capital projects	1,114
Unrestricted	<u>365,042</u>
Total net position	<u><u>\$ (6,123,214)</u></u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 124,808	\$ 124,808	\$ -	\$ -	\$ -
Maintenance and operations	982,099	615,966	-	13,751	(352,382)
Parks and recreation	436,034	470,036	-	-	34,002
Interest on long-term debt	831,717	1,131,516	4,165	-	303,964
Total governmental activities	<u>2,374,658</u>	<u>2,342,326</u>	<u>4,165</u>	<u>13,751</u>	<u>(14,416)</u>
General revenues:					
Unrestricted investment earnings					<u>489</u>
Total general revenues					<u>489</u>
Change in net position					(13,927)
Net position - beginning					<u>(6,109,287)</u>
Net position - ending					<u>\$ (6,123,214)</u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 374,991	\$ -	\$ -	\$ 374,991
Investments	-	1,319,758	1,794	1,321,552
Accounts receivable	5,703	-	-	5,703
Deposits and prepaid items	52,834	-	-	52,834
Total assets	<u>\$ 433,528</u>	<u>\$ 1,319,758</u>	<u>\$ 1,794</u>	<u>\$ 1,755,080</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 59,816	\$ -	\$ 680	\$ 60,496
Deposits	8,670	-	-	8,670
Total liabilities	<u>68,486</u>	<u>-</u>	<u>680</u>	<u>69,166</u>
Fund balances:				
Nonspendable:				
Deposits and prepaid items	52,834	-	-	52,834
Restricted for:				
Debt service	-	1,319,758	-	1,319,758
Capital projects	-	-	1,114	1,114
Assigned to:				
Capital reserves	100,691	-	-	100,691
Subsequent year's expenditures	17,000	-	-	17,000
Unassigned	194,517	-	-	194,517
Total fund balances	<u>365,042</u>	<u>1,319,758</u>	<u>1,114</u>	<u>1,685,914</u>
Total liabilities and fund balances	<u>\$ 433,528</u>	<u>\$ 1,319,758</u>	<u>\$ 1,794</u>	<u>\$ 1,755,080</u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 1,685,914

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources; therefore, they are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	10,329,230	
Accumulated depreciation	<u>(1,474,120)</u>	8,855,110

Bond issuance costs are not financial resources; therefore, they are not reported as assets in the governmental funds. The statement of net position includes these costs, net of amortization.

Bond discount	11,766	
Accumulated amortization	<u>(1,656)</u>	10,110

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(345,339)	
Loan payable	(9,009)	
Bonds payable	<u>(16,320,000)</u>	<u>(16,674,348)</u>
Net position of governmental activities		<u>\$ (6,123,214)</u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,176,808	\$ 1,131,516	\$ -	\$ 2,308,324
Developer contributions	-	-	13,747	13,747
Interest	489	4,165	4	4,658
Amenity revenue	34,002	-	-	34,002
Total revenues	1,211,299	1,135,681	13,751	2,360,731
EXPENDITURES				
Current:				
General government	124,808	-	-	124,808
Maintenance and operations	684,764	-	-	684,764
Parks and recreation	310,264	-	-	310,264
Debt Service:				
Principal	15,591	275,000	-	290,591
Interest	1,620	834,312	-	835,932
Capital outlay	-	-	14,430	14,430
Total expenditures	1,137,047	1,109,312	14,430	2,260,789
Excess (deficiency) of revenues over (under) expenditures	74,252	26,369	(679)	99,942
OTHER FINANCING SOURCES (USES)				
Transfer in/(out)	-	(1,795)	1,795	-
Total other financing sources (uses)	-	(1,795)	1,795	-
Net change in fund balances	74,252	24,574	1,116	99,942
Fund balances - beginning	290,790	1,295,184	(2)	1,585,972
Fund balances - ending	\$ 365,042	\$ 1,319,758	\$ 1,114	\$ 1,685,914

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 99,942
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(408,675)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities	290,591
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(368)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>4,583</u>
Change in net position of governmental activities	<u><u>\$ (13,927)</u></u>

See notes to the financial statements

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Waterset Central Community Development District ("District") was established on October 11, 2017 by Ordinance 17-25 of the Hillsborough County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The boundaries of the District were contracted in May 2019 by Ordinance 19-10 of the Hillsborough County Board of County Commissioners to remove approximately one acre. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis in an election by landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, four of the Board members are affiliated with NNP-Southbend II (the "Developer").

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17), Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed, as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Stormwater management	25
Vehicle - Golf Cart	5
Recreational facilities	30
Playground Equipment	5
Fitness Equipment	10
Landscape	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

New Accounting Standards Adopted

During the current fiscal year, the District adopted GASB 87 – Leases. As a result of the adoption, the capital lease liability reported in the prior fiscal year was re-classified as an equipment note for financing equipment acquisition.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the terms of the District's annual appropriation resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Weighted Average Maturities
First American Government Obligations Fund CL Y	\$ 1,321,552	S&P AAAM	18 days
Total Investments	<u>\$ 1,321,552</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater management	\$ 6,453,890	\$ -	\$ -	\$ 6,453,890
Landscape/Hardscape	329,498	-	-	329,498
Vehicle - Golf Cart	13,910	-	-	13,910
Recreational facilities	3,432,805	-	-	3,432,805
Playground Equipment	14,306	-	-	14,306
Fitness Equipment	84,821	-	-	84,821
Total capital assets, being depreciated	10,329,230	-	-	10,329,230
Less accumulated depreciation for:				
Stormwater management	655,385	258,156	-	913,541
Landscape/Hardscape	43,934	21,967	-	65,901
Vehicle - Golf Cart	4,173	2,782	-	6,955
Recreational facilities	324,210	114,427	-	438,637
Playground Equipment	3,815	2,861	-	6,676
Fitness Equipment	33,928	8,482	-	42,410
Total accumulated depreciation	1,065,445	408,675	-	1,474,120
Total capital assets, being depreciated, net	9,263,785	(408,675)	-	8,855,110
Governmental activities capital assets, net	\$ 9,263,785	\$ (408,675)	\$ -	\$ 8,855,110

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs as follows:

Parks and recreation	\$	125,770
Maintenance and operations		282,905
Total	\$	<u>408,675</u>

NOTE 6 – LONG TERM LIABILITIES

Series 2018

On May 14, 2018, the District issued \$16,860,000 of Special Assessment Bonds, Series 2018 consisting of Term Bonds due between November 1, 2020 – November 1, 2049 with fixed interest rates ranging from 4.00% - 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their scheduled maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ 16,595,000	\$ -	\$ (275,000)	\$ 16,320,000	\$ 290,000
Less: Original issue discount	(10,478)	-	368	(10,110)	-
Equipment loan payable	24,600	-	(15,591)	9,009	9,009
Total	<u>\$ 16,609,122</u>	<u>\$ -</u>	<u>\$ (290,223)</u>	<u>\$ 16,318,899</u>	<u>\$ 299,009</u>

At September 30, 2022, the scheduled debt service requirements on the Bonds were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 290,000	\$ 823,013	\$ 1,113,013
2024	300,000	811,213	1,111,213
2025	310,000	799,013	1,109,013
2026	325,000	785,297	1,110,297
2027	340,000	769,919	1,109,919
2028-2032	1,945,000	3,589,384	5,534,384
2033-2037	2,480,000	3,034,300	5,514,300
2038-2042	3,190,000	2,308,506	5,498,506
2043-2047	4,115,000	1,356,469	5,471,469
2048-2050	3,025,000	243,731	3,268,731
Total	<u>\$ 16,320,000</u>	<u>\$ 14,520,845</u>	<u>\$ 30,840,845</u>

NOTE 6 – LONG TERM LIABILITIES (Continued)

Equipment Loan

During the 2018 fiscal year, the District entered into a lease agreement for financing the acquisition of fitness equipment. At September 30, 2022, the scheduled debt service requirements were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 9,009	\$ 258	\$ 9,267

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,163,597	\$ 1,176,808	\$ 13,211
Interest and other revenues	5,000	34,491	29,491
Total revenues	<u>1,168,597</u>	<u>1,211,299</u>	<u>42,702</u>
EXPENDITURES			
Current:			
General government	116,135	124,808	(8,673)
Maintenance and operations	726,834	684,764	42,070
Parks and recreation	309,628	310,264	(636)
Debt Service:			
Principal	16,000	15,591	409
Interest	-	1,620	(1,620)
Total expenditures	<u>1,168,597</u>	<u>1,137,047</u>	<u>31,550</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	74,252	<u>\$ 74,252</u>
Fund balance - beginning		<u>290,790</u>	
Fund balance - ending		<u>\$ 365,042</u>	

See notes to required supplementary information

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	5
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$58,656.35
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2022	Operations and maintenance: Townhomes Platted - \$1,109.18 Villas Platted - \$1,141.84 SF 40' Platted - \$1,143.76 SF 50' Platted - \$1,162.97 SF 60' Platted - \$1,182.18 SF 70' Platted - \$1,201.39 Unplatted - \$110.49
	Debt service: Townhomes Platted - \$504.17 Villas Platted - \$916.67 SF 40' - \$916.67 SF 50' - \$1,145.83 SF 60' - \$1,375.00 SF 70' - \$1,604.17
Special assessments collected FYE 9/30/2022	\$2,308,324
Outstanding Bonds:	
Series 2018, due November 1, 2049	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Waterset Central Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated July 17, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

July 17, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

We have examined Waterset Central Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida as of and for the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waterset Central Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

July 17, 2023



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Waterset Central Community Development District, Hillsborough County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated July 17, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 17, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters described in Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Waterset Central Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Waterset Central Community Development District, Hillsborough County, Florida, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

July 17, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 7



PROPOSAL

7/21/2023

Tiffany Judd
WATERSET AMENITY CENTER
7250 PARKSHORE DR
APOLLO BEACH, FL33572
Quote: A910050441

WATERSET AMENITY CENTER:

Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 813-265-0292. It's that easy.

Service Details

SMALL CONTAINERS

Price Adjustment

Equipment Qty/Type/Size:	1 - 2.0 yard Container	Base Rate:	\$198.80 per month
Frequency:	EOW		
Material Type:	Recycling		

Estimated Monthly Amount *

Small Container Base Rates	\$198.80
1 - Recycling Processing Charge**	\$8.44
Total Estimated Amount	\$207.24

Hope Forrest
Republic Services

HForrest@republicservices.com
www.republicservices.com

* The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.

**FRF, RPC, ERF and ADMIN: The Fuel Recovery Fee (FRF) and the Recycling Processing Charge (RPC) are variable charges that change monthly. For more information on the FRF, RPC, Environmental Recovery Fee (ERF) and Administrative Fee, please visit www.republicservices.com/customer-support/fee-disclosures. The proposed rates above are valid for 30 days. This proposal is not a contract or agreement or an offer to enter into a contract or agreement. The purpose of this proposal is to set forth the proposed framework of service offerings and rates and fees for those offerings. Any transaction based upon this proposal is subject to and conditioned upon the execution by both parties of Republic Services' Customer Service Agreement.

INVOICE TO

CUSTOMER NAMEWATERSET AMENITY CENTER

ATTNtiffany judd

ADDRESS3434 COLWELL AVE STE 200

CITYTAMPA, FL

STATETAMPA, FL

ZIP CODE33614-8390

TEL. NO.(813) 793-8806FAX NO.

SITE LOCATION

SITE NAMEWATERSET AMENITY CENTER

ADDRESS7250 PARKSHORE DR

CITYAPOLLO BEACH, FL

STATEFL

SUITE

ZIP CODE33572

TEL. NO.(813) 793-8806FAX NO.

AUTHORIZED BYTiffany JuddTITLE

CONTACTTiffany JuddTITLE

Customer Service Agreement



AGREEMENT NUMBERA910050441

ACCOUNT NUMBER696-27254

EMAIL : tjudd@rizzetta.com

N/O	CONT. GRP	TYPE	SIZE	C	QTY	ACCT. TYPE	C/O	SERV. FREQUENCY	EST. LIFTS	S	P.O. REQ	RECPT. REQ	L/F CODE	OPEN/ CLOSE DATE	LIFT CHARGE	MONTHLY SERVICE	EXTRA LIFT	DISP RATE	ADDITIONAL CHARGES	SUPPLEMENTAL CHARGES	TC/RC CMP
N	4	FR	2.0 Yd(s)	N	1	P	N	1/ 2/W				N	MR09	8/1/2023		\$198.80	\$241.50			Delivery \$312.50 Exchange \$200.00 Extra Yds \$88.00 Relocate \$265.00 Removal \$219.01 Contaminated \$234.00	
O	4	FR	2.0 Yd(s)	N	1	P	N	1/ 2/W				N	MR09	7/31/2023		\$276.38	\$241.50				

Republic Services of Florida, Limited Partnership DBA Republic Services of Tampa

HEREINAFTER REFERRED TO AS THE "COMPANY"

The undersigned individual signing this Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer.

BY:

(AUTHORIZED SIGNATURE)

TITLE:

BY :

(AUTHORIZED SIGNATURE)

CUSTOMER NAME (PLEASE PRINT)

TITLE:

DATE OF AGREEMENT

2.0 Yd(s) - Recycling Processing Charge - Yes;
COMMENTS:

Delivery Notes:

Safety: No Safety Concerns

Fuel Recovery Fee - No, Environmental Recovery Fee - No, Administrative Fee - No
Exempt from: Fuel Recovery Fee, Environmental Recovery Fee, Administrative Fee

See reverse for Terms and Conditions

TERMS AND CONDITIONS

1. AGREEMENT. This Customer Service Agreement consists of the service details above, including the Comments (“Service Details”), and these Terms and Conditions (together, the “Agreement”). If Customer’s Site is located within a franchised service area and the Terms and Conditions in this Agreement conflict with the applicable franchise agreement with respect to the Services covered by such franchise agreement, the terms and conditions in the franchise agreement shall control.

2. RESPONSIBLE PARTY. “Company” is the entity identified in the Service Details. Company is an individual operating subsidiary of Republic Services, Inc. Republic Services, Inc. itself does not perform the waste services and does not contract with customers. Accordingly, all obligations to you rest solely with Company and not with its parent company. All Services hereunder will be managed, performed, and billed for by Company, except to the extent Company may subcontract certain Services to its affiliates or subcontractors, as needed.

3. TERM (SCHEDULED AND ON-CALL SERVICES). THE TERM OF THIS AGREEMENT SHALL BE FOR 36 MONTHS FROM THE EFFECTIVE DATE OF SERVICE. AT THE END OF THE INITIAL TERM, THE CONTRACT MAY BE RENEWED OR EXTENDED ONE TIME FOR A MAXIMUM DURATION OF ONE YEAR, IF THE FRANCHISE COLLECTOR AND THE COMMERCIAL CUSTOMER PROVIDE THEIR WRITTEN CONSENT TO THE EXTENSION. UPON THE EXPIRATION OF THE INITIAL OR RENEWAL TERM (IF ANY), THE CONTRACT SHALL BE EXTENDED AUTOMATICALLY ON A MONTH-TO-MONTH BASIS UNTIL THE COMMERCIAL CUSTOMER NOTIFIES THE FRANCHISE COLLECTOR THAT THE COMMERCIAL CUSTOMER WISHES TO TERMINATE THE CONTRACT. THE MONTH-TO-MONTH CONTRACT MAY BE CANCELLED BY THE COMMERCIAL CUSTOMER AT ANY TIME, WITHOUT PENALTY, AFTER THE COMMERCIAL CUSTOMER PROVIDES THIRTY (30) DAYS’ NOTICE TO THE FRANCHISE COLLECTOR.

4. TERM (TEMPORARY SERVICES). FOR ALL TEMPORARY SERVICES, THE TERM SHALL BEGIN ON THE EFFECTIVE DATE AND CONTINUE THROUGH THE FINAL LIFT OF THE TEMPORARY CONTAINER(S).

5. DEFINITIONS. “Waste” means any waste material that fully conforms to the description of such Waste in this Agreement and its approved waste profile, manifest or other waste documentation. “Non-Conforming Waste” means any waste material not expressly included within the scope of this Agreement, waste material that does not conform to its waste documentation, waste material that is not acceptable at the intended disposal or recycling facility, and/or Waste placed in a container intended for a different type of Waste (such as solid waste in a container for Recyclables). “Recyclables” means material that Company determines can be recycled such as aluminum, used beverage containers, cardboard (free of wax), ferrous metal cans, mixed office paper, newspaper, and plastic containers.

6. SCOPE OF SERVICES; TITLE; NON-CONFORMING WASTE. Customer grants to Company the exclusive right to perform the services set forth in the Service Details (“Services”), and Company agrees to furnish such Services in compliance with all applicable international, federal, state, or local laws or regulations (“Applicable Law”). Customer represents and warrants that all material to be collected under this Agreement shall be only acceptable Waste. Customer agrees not to deposit, or permit the deposit for collection of, any Non-Conforming Waste. Title to and liability for any Non-Conforming Waste shall remain with Customer and shall at no time pass to Company regardless of whether physical possession of Non-Conforming Waste has passed to Company. Company shall acquire title to conforming Waste when collected or received by Company. If Company determines that any Waste is Non-Conforming Waste, it will have the right to reject, revoke acceptance of, or determine alternative disposal for, such Non-Conforming Waste and convey it to Customer or another location. In such event Customer will pay Contractor’s reasonable costs for the handling, analysis, transportation, repackaging, and time involved in returning such Non-Conforming Waste to Customer or other location or arranging for alternative disposal.

7. PAYMENT AND CHARGES. Customer shall pay Company all rates, fees, taxes, and other amounts payable under this Agreement for the Services (“Charges”) within 20 days after the date of Company’s invoice. Any invoiced amounts not received by their due date are subject to a late payment fee, and any payment returned for insufficient funds is subject to an insufficient funds fee, both in an amount at Company’s discretion up to the maximum amount allowed by Applicable Law. Customer acknowledges that any late or insufficient funds fees charged by Company are not to be considered a penalty or interest but are a reasonable charge for late or insufficient payments. Unless otherwise agreed, Customer shall pay administrative fees (“ADMIN”), fuel recovery fees (“FRF”) environmental recovery fees (“ERF”) and a recycling processing charge (“RPC”) in the amounts shown on each of Company’s invoices, which fees Company may change from time to time by showing the amount on Customer’s invoice (additional information regarding these fees is available on Company’s website at: www.republicservices.com/customer-support/fee-disclosures). ADMIN, FRF, ERF and RPC are not associated with any explicit cost to service Customer’s account but are designed to help Company recover certain costs across its business and achieve an acceptable operating margin. If applicable, Company may impose additional Charges at its prevailing rates for extra service, extra yards, minimum lift, contamination, service attempts and container delivery, relocation, removal and exchange, and other additional services not listed in the Service Details. If Company becomes concerned about Customer’s creditworthiness and/or Customer makes any late payment, Company may require Customer to pay a deposit in an amount equal to two months’ Charges under this Agreement if allowed by Applicable Law. The rates set forth in the Service Details do not include taxes or franchise and/or local fees, which shall be separately itemized on Customer’s invoice where applicable.

8. ADJUSTMENTS TO CHARGES. Notwithstanding any information contained in the Service Details, Company may, from time to time by notice to Customer (on its invoice), add a surcharge, fee or increase any Charges provided in this Agreement to account for: (a) increased Company costs due to uncontrollable events including, but not limited to, changes in Applicable Laws, imposition of taxes, fees or surcharges, or acts of God such as fires, weather, disease, strikes or terrorism; (b) increased Company costs as measured by the most recently trailing 12-months’ average in the Consumer Price Index for All Urban Consumers (Waster, Sewer and Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics; (c) increased disposal or processing costs; (d) increased transportation costs; (e) increased fuel costs; (f) costs or fees due to the inclusion of Non-Conforming Waste and/or contamination; (g) decreased value of Recyclables or changes in commodity markets; or (h) actual Services or equipment that differ from those listed in the Service Details (all of the foregoing are “Required Adjustments”). Subject to any Comments in the Service Details, Company may also increase Charges at any time and for any other reason by notice to Customer (on its invoice) and with Customer’s consent (“Agreed Adjustments”), which consent may be evidenced verbally, in writing, or by the parties’ actions and practices. Unless specified otherwise in Company’s notice, all adjustments to charges shall be treated as Agreed Adjustments. Within 30 days of receiving notice of an Agreed Adjustment, Customer may object to the adjustment by calling Customer Service. If Customer does not object to an Agreed Adjustment within 30 days and continues to receive and pay for Services, then Customer shall be deemed to have consented to the Agreed Adjustment by its actions.

9. SERVICE CHANGES. The parties may change the type, size or amount of equipment, the type or frequency of Service, and correspondingly the Charges by mutual agreement, which may be evidenced verbally, in writing, by payment of the invoice, or by the parties’ actions and practices. In the event there are changes to Services and/or Charges, or Customer changes its Site Location within the area in which Company provides collection and disposal (or processing) services, the parties agree that this Agreement shall continue in full force and effect as so adjusted.

10. RESPONSIBILITY FOR EQUIPMENT; ACCESS. Any equipment furnished by Company shall remain Company’s property. Customer shall be liable for all loss or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Company’s handling of the equipment). Customer shall use the equipment only for its proper and intended purpose, shall not overload (by weight or volume), move, or alter the equipment, and shall not allow the equipment to be used for any purpose by any person or entity other than Customer’s employees without Company’s prior written consent. If a Company container is moved from Customer’s Site Location by anyone other than Company, Customer agrees to pay Company \$250 per moved container, which amount is a reasonable estimate of the damage Company will incur from the unauthorized moving of its container. After the Initial Term, Company may increase the fee for the unauthorized moving of its container at its discretion. Customer shall provide safe, unobstructed access to the equipment on the scheduled collection day. Company may charge an additional fee for any additional collection service required by Customer’s failure to provide access. Company shall not be responsible for any damages to Customer’s pavement, curbing, or other driving surfaces resulting from Company providing service at Customer’s Site.

11. COMPANY INDEMNIFICATION. COMPANY SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS CUSTOMER FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS’ FEES) (COLLECTIVELY, “LOSSES”) TO THE EXTENT ARISING FROM COMPANY’S NEGLIGENCE, WILLFUL MISCONDUCT OR BREACH OF THIS AGREEMENT.

12. CUSTOMER INDEMNIFICATION. CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW COMPANY, ITS PARENT, AND CORPORATE AFFILIATES FROM AND AGAINST ANY AND ALL LOSSES TO THE EXTENT ARISING FROM CUSTOMER’S NEGLIGENCE, WILLFUL MISCONDUCT, PROVISION OF NON-CONFORMING WASTE, AND CUSTOMER’S USE, OPERATION, OR POSSESSION OF COMPANY’S EQUIPMENT. THE OBLIGATIONS SET FORTH IN SECTIONS 11 AND 12 SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.

13. SUSPENSION; TERMINATION. If any amount due from Customer is not paid within 60 days after the date of Company’s invoice, Company may, without notice and without terminating this Agreement, suspend collecting and disposing of Waste until Customer has paid such amount to Company. If Company suspends service, Customer shall pay Company a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. Either party may terminate this Agreement upon 30 days prior written notice to the other party if the other party breaches a material obligation of the Agreement (including non-payment) and fails to cure such breach within 10 days after receiving written notice of the breach. Company may terminate this Agreement for its convenience upon 30 days prior written notice to Customer.

14. LIQUIDATED DAMAGES. If Customer terminates this Agreement before its expiration for any reason other than Company’s breach (or if Company terminates this Agreement due to Customer’s non-payment), Customer shall pay Company an amount equal to the average Charges from Customer’s last 6 invoices multiplied by the lesser of (a) six months or (b) the number of months remaining in the Term. Customer acknowledges that in the event of such a termination, actual damages to Company would be uncertain and difficult to ascertain, such amount is the best, reasonable and objective estimate of the actual damages to Company, such amount does not constitute a penalty, and such amount is reasonable under the circumstances. Any amount payable under this paragraph shall be in addition to amounts already owing under this Agreement.

15. RIGHT OF FIRST REFUSAL. Customer agrees to notify Company in writing of any offer that Customer receives from any third party relating to the provision of the Services during any term of this Agreement (“Offer”) and agrees to give Company the right of first refusal and reasonable opportunity to match such Offer prior to acceptance.

16. COMMUNICATIONS. To ensure timely and accurate receipt of communications, all communications to Company regarding this Agreement and/or the Services must come directly from Customer. Customer acknowledges that Company will not accept any communications from any third parties acting as the Customer’s agent or representative (absent proof of medical necessity as reasonably determined by Company). All notices to Company pertaining to this Agreement shall be sent via email to: contractnotice@republicservices.com. If (and only if) Customer does not have access to email, written notice shall be provided via certified mail to: Republic Services, Attn: Customer Contracts, 18500 N. Allied Way, Phoenix, AZ 85054. Any notices received from Customer will be deemed effective no less than 60 days from the date received by Company.

17. DISPUTE RESOLUTION-ARBITRATION; CLASS ACTION WAIVER. (a) Except for Excluded Claims (defined below), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules with a single arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. (b) Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company or its parent or corporate affiliates. (c) The following claims constitute “Excluded Claims” and are not subject to mandatory binding arbitration: (i) either party’s claims against the other in connection with bodily injury or real property damage; (ii) claims for indemnity pursuant to the Indemnification Section of this Agreement; and (iii) Company’s claims against Customer for collection or payment of Charges, damages (liquidated or otherwise), or any other amounts due or payable to Company by Customer under this Agreement.

18. MISCELLANEOUS. (a) This Agreement shall be governed by and construed in accordance with the internal laws of the State where the Services are provided, without giving effect to any conflict of law provision. (b) This Agreement represents the entire agreement between the parties and supersedes all prior agreements, whether written or verbal, that may exist between the parties for the same Services. (c) Except for Customer’s obligation to pay amounts due to Company, any failure or delay in performance due to contingencies beyond a party’s reasonable control, including strikes, riots, terrorist acts, compliance with Applicable Laws or governmental orders, fires and acts of God, shall not constitute a breach of this Agreement. (d) Company shall have no confidentiality obligation with respect to any Waste or Recyclables. (e) Company may assign this Agreement without Customer’s consent. This Agreement shall be binding upon and inure solely to the benefit of the parties and their permitted successors and assigns. (f) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (g) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (h) If any litigation or arbitration is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys’ fees, expert witness fees, litigation and arbitration related expenses, and court or other costs incurred in such litigation, arbitration or proceeding. (i) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

The following Terms and Conditions apply to Customer only if Customer is receiving the applicable Service from Company.

19. CONTAINER REFRESH. If the Services include Container Refresh, Customer is limited to one (1) exchange of each participating container every 12 months of paid enrollment; any additional exchange is subject to Company’s standard container exchange fee. Customer agrees that during any enrollment year in which Customer receives an exchange under the program, any request by Customer to cancel Container Refresh will not be effective until Customer completes payment for 12 consecutive months of enrollment in the program. The Charge for Container Refresh will be itemized on Customer’s invoice, which Charge may be changed by Company by showing the amount of the new Charge on Customer’s invoice. Company reserves the right to suspend or cancel the Container Refresh program at any time.

20. RECYCLABLES. If the Services include recycling, Customer shall comply with all Applicable Laws regarding the separation of solid waste from Recyclables and not place items in any recycling container that may make the Recyclables unsuitable for recycling or decrease the value of the Recyclables. Customer agrees that Company in its sole discretion may determine whether any load of Recyclables is contaminated and may refuse to collect it or may collect it but charge Customer for any additional costs, fees or surcharges associated with sorting, processing, contamination, transportation, and/or disposal.

21. ROLL-OFF. Republic may charge rent or a minimum lift charge if a roll-off container is not lifted or hauled at least once per month. The following additional terms shall apply to any roll-off service: (a) Company will not accept white goods, tires, drums, paint, solvents, chemicals, or other such materials that would be considered flammable or explosive, or other materials not permitted to be disposed of at the designated disposal facility. (b) If the roll-off is loaded with extremely heavy material, such as block concrete, asphalt, dirt or roofing material, such material must be evenly distributed at the bottom of the roll-off, shall not exceed 3 feet in depth and shall not exceed 10 tons in weight. (c) Customer shall not load materials above the top of the roll-off. (d) Customer shall close and latch the back door of the roll-off before service. The driver cannot load a roll-off with an open or unlatched back door. (e) If Company is unable to safely haul a roll-off, Customer shall off-load the impermissible overage or type of materials or otherwise improve any conditions necessary to enable safe hauling. Customer will be charged a dry run fee for each attempted trip where hauling does not occur. (f) If Company hauls an overloaded roll-off, Customer shall be responsible for all service charges based on the actual tonnage hauled, plus any tickets, fines, penalties, or damages incurred by Republic due to the overweight container.

22. EQUIPMENT RENTAL. Rented equipment shall remain at Customer’s Site, except when handled by Company. Customer shall not make any changes, alterations, additions, or improvements in or to the equipment or move or relocate the equipment without Company’s prior written consent. Customer shall allow Company and/or its designee to enter the Site to examine or inspect the equipment, perform preventative maintenance and repairs, or for any other purpose permitted by this Agreement. Company has the right, at any time and at its sole discretion, to substitute the equipment for similar equipment of make and size, or of a make and size that provides for more efficient or economical service.

MAINTENANCE. Company shall maintain the equipment in good operating condition and make repairs necessitated only by normal wear and tear. Customer shall be responsible for repairs, replacement parts, and labor necessitated by abuse or negligent operation or care of the equipment. Once installed, Customer shall have the care, custody, and control of the equipment. Customer assumes all risks of loss, damage, destruction, or interference with the use of, and accepts responsibility for, the equipment and the supervision and operation of the equipment, accessories, and contents during the term of this Agreement. Company will not be responsible for installation of utility service necessary to operate the equipment or any utility service charges attributable to the equipment’s operation. If electrical or any other installment requirements are not satisfied prior to delivery of the equipment, Company may charge Customer all costs incurred by Company for its inability to complete the installation of the equipment. Customer shall be responsible for (a) connecting the equipment to the electrical service and any other utility services in conformance with all applicable building and zoning codes and regulations, (b) providing the necessary electrical power to operate the equipment, and (c) all costs of electrical wiring, and/or other utility hook-up and inspection thereof necessary for use of the equipment.

CUSTOMER’S OBLIGATIONS. Customer shall operate the equipment solely for its intended purpose and in strict conformance with this Agreement and the manufacturers and Company’s instructions. Customer shall comply with all reporting and operating requirements related to the operation, maintenance, and management of the equipment as required by Company or as otherwise mandated by Applicable Law. Any Site-related licenses and permits concerning the equipment shall be obtained and maintained by Customer at Customer’s sole cost and expense. Customer shall take all action necessary to ensure that the equipment is not abused, misused, or otherwise harmed by Customer or its employees, agents, and representatives or any other persons. Customer shall immediately notify Company of any damage to the equipment, or any injuries relating to the use or operation of the equipment. Customer shall keep the equipment free from any and all liens and claims and shall not do or permit any act whereby Company’s title or rights might be encumbered or impaired. **If this Agreement is terminated early for any reason, in addition to the Liquidated Damages, Customer shall also reimburse Company for any fabrication, configuration, installation and de-installation costs, including, but not limited to, labor costs, incurred in placing and removing the equipment from Customer’s Site.**

DISCLAIMER OF WARRANTIES; DAMAGES. COMPANY MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, AND COMPANY HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES THEREFOR. COMPANY EXPRESSLY DISCLAIMS ALL INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES ARISING IN CONNECTION WITH THIS AGREEMENT OR THE EQUIPMENT, INCLUDING, WITHOUT LIMITATION, LOST SALES AND PROFITS AND OTHER BUSINESS INTERRUPTION DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, OR OTHERWISE), AND CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES COMPANY FROM AND AGAINST ANY SUCH DAMAGES.

23. ELECTRONIC MATERIAL AND/OR BULB & BATTERY RECYCLING SERVICES. Electronic Material Services and/or Bulb & Battery Recycling Services are provided only within the continental United States (not available in Alaska or Hawaii). Company or its subcontractor shall collect, transport, or receive via mail, treat, recycle, and/or dispose of Electronic Material and/or Bulbs & Batteries as provided in the Service Details. Customer acknowledges and

understands that due to a variety of factors, including without limitation market conditions and processing costs, some or all of the Electronic Material and Bulbs & Batteries may be disposed of in a disposal facility and not recycled. Weights and/or unit counts of all Electronic Material and Bulbs & Batteries shall be determined upon receipt by Company or its subcontractor. All references to “Company” in this section of the Agreement shall also include Company’s subcontractor(s).

ADDITIONAL DEFINITIONS. The following additional definitions apply to the recycling of Electronic Material and Bulbs & Batteries only:
“Bulbs & Batteries” means those materials included in the Environmental Protection Agency’s Universal Waste regulations set forth in 40 C.F.R. 273, including bulbs, batteries, TSCA-exempt ballasts and non-PCB ballasts, lamps, and other mercury-containing items and materials.
“Electronic Material” consists of any video display devices (CRT or flat panel), computers, servers, laptops, tablets, cell phones, and other electronics that are not excluded by these provisions relating to Electronic Material Services. Electronic Material does not include any solid waste, non-electronic Recyclable Material or Excluded Waste.
“Excluded Waste” means any material other than Electronic Material or Bulbs & Batteries. Electronic Material and Bulbs & Batteries may not be commingled. If Electronic Material is commingled with Bulbs & Batteries for a Bulb & Battery Recycling Service, the Electronic Material will be treated as Excluded Waste, and vice versa.

BOX MAIL-BACK SERVICES (Electronic Material and Bulbs & Batteries). In connection with Box Mail-Back Services, the following additional terms shall apply:
Pre-Payment; No Refunds. Payment for Box Mail-Back Services is made in advance and will not be refunded for any reason after a box has been shipped to Customer. If Customer returns an unused box, Customer will be responsible for its shipping cost plus a restocking fee.
Expiration of Boxes. Each box must be received by Company or its subcontractor within 1 year from the date of order (the “Expiration Date”). With respect to Electronic Material, the Expiration Date can be extended an additional year for a fee of 50% of the original box price. Company has no obligation after the Expiration Date to process materials sent in for recycling and may return such materials to Customer at Customer’s expense.
Safe Packaging Obligation. Customer is responsible for complying with all packaging (including safely packaging contents), sealing, and shipping instructions included with each box.
Electronic Material Specifications. With respect to Electronic Material Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) processing electronics containing wood; (v) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (vi) return shipping charges for any Excluded Waste or boxes received with expired labels.
Bulbs & Batteries Specifications. With respect to Bulb & Battery Recycling Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (v) return shipping charges for any Excluded Waste or boxes with expired labels received by Company.

PACK-UP & PICK UP SERVICES (Electronic Material and Bulbs & Batteries). In connection with Pack Up & Pick Up Services, the following additional terms shall apply:
Safe Packaging Obligation. Customer is responsible for complying with all safety, packaging, sealing, and loading/palletizing instructions (including removing materials from their original packaging and/or not individually wrapping all materials) included with each order and shall ensure such is completed prior to the scheduled pickup date.
Electronic Material Specifications. With respect to Electronic Material Pack-Up and Pick-Up Services, Customer shall ensure that Electronic Material is sorted into the following categories: (1) video display devices (CRT); (2) video display devices (flat panel); (3) computers; (4) laptops, tablets, cell phones; and (5) all other Electronic Material. A full list of items that fall into each of these categories is available upon request. If the Electronic Material is not properly sorted, is not removed from its original packaging, and/or is not properly loaded and palletized, additional fees will apply.

FULL SERVICE (Electronic Material). There is a minimum charge for Full Service. For loads of Electronic Material up to 466 pounds, the minimum charge for Full Service will be \$660. For loads of Electronic Material over 466 pounds, the charge for Full Service will be the weight of the load multiplied by the per pound charge quoted in the Service Details.

CUSTOMER'S INITIAL:

DATE:

Tab 8

RESOLUTION 2023-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

WHEREAS, the Waterset Central Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and .

WHEREAS, the District Manager has, on the 8th day of June, 2023, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Waterset Central Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 10, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Hillsborough County for posting on its website; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget:, as amended by the Board, attached hereto as Exhibit "A", is hereby adopted in accordance with the provisions of 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022-2023 and/or revised projections for Fiscal Year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Waterset Central Community Development District for the Fiscal Year Ending September 30, 2024, as adopted by the Board of Supervisors on August 10, 2023.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

SECTION 2. Appropriations

There is hereby appropriated out of the revenues of the Waterset Central Community

Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ 2,512,982.06 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ 1,381,247.00
RESERVE FUND	\$ <u>12,900.00</u>
DEBT SERVICE FUND	\$ <u>1,118,835.06</u>
TOTAL ALL FUNDS	\$ <u>2,512,982.06*</u>

*Not inclusive of collection costs

SECTION 3. Supplemental Appropriations

The Board may authorize, by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of an appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of many funds.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000.00) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000.00 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish

administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 10th day of August 2023.

ATTEST:

Secretary / Assistant Secretary

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman/Vice Chairman

Exhibit A: Budget Fiscal Year 2023-2024

EXHIBIT A
Budget Fiscal Year 2023-2024



Rizzetta & Company

Waterset Central Community Development District

www.watersetcentralcdd.org

Proposed Budget for Fiscal Year 2023/2024

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Rizzetta & Company

Proposed Budget
Waterset Central Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 876	\$ 2,102	\$ -	\$ 2,102	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 1,134,183	\$ 1,134,183	\$ 1,128,597	\$ 5,586	\$ 1,356,247	\$ 227,650	
8	Other Miscellaneous Revenues							
9	Clubhouse Rentals	\$ 21,316	\$ 51,158	\$ 15,000	\$ 36,158	\$ 25,000	\$ 10,000	
10								
11	TOTAL REVENUES	\$ 1,156,375	\$ 1,187,444	\$ 1,143,597	\$ 43,847	\$ 1,381,247	\$ 237,650	
12								
13	Balance Forward from Prior Year	\$ -	\$ -	\$ 10,000	\$ (10,000)	\$ -	\$ (10,000)	
14								
15	TOTAL REVENUES AND BALANCE	\$ 1,156,375	\$ 1,187,444	\$ 1,153,597	\$ 33,847	\$ 1,381,247	\$ 227,650	
16								
17								
18								
19	EXPENDITURES - ADMINISTRATIVE							
20								
21	Legislative							
22	Supervisor Fees	\$ 1,000	\$ 1,333	\$ 4,800	\$ 3,467	\$ 4,800	\$ -	
23	Financial & Administrative							
24	Administrative Services	\$ 3,615	\$ 4,820	\$ 4,820	\$ -	\$ 5,061	\$ 241	
25	District Management	\$ 16,496	\$ 21,995	\$ 21,995	\$ -	\$ 23,095	\$ 1,100	
26	District Engineer	\$ 1,509	\$ 2,012	\$ 3,000	\$ 988	\$ 3,000	\$ -	
27	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
28	Trustees Fees	\$ 4,041	\$ 3,438	\$ 5,000	\$ 1,562	\$ 5,000	\$ -	
29	Assessment Roll	\$ 5,356	\$ 5,356	\$ 5,356	\$ -	\$ 5,624	\$ 268	
30	Financial & Revenue Collections	\$ 3,615	\$ 4,820	\$ 4,820	\$ -	\$ 5,061	\$ 241	
31	Accounting Services	\$ 14,542	\$ 19,389	\$ 19,389	\$ -	\$ 20,358	\$ 969	
32	Auditing Services	\$ -	\$ -	\$ 5,200	\$ 5,200	\$ 4,200	\$ (1,000)	Grau & Assoc. FY23 fee
33	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 450	\$ (50)	AMTEC last year of agreement 5-14-23
34	Utility Bond	\$ 197	\$ 197	\$ -	\$ (197)	\$ 500	\$ 500	
35	Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,006	\$ (44)	EGIS increase
36	Legal Advertising	\$ 1,000	\$ 1,333	\$ 3,000	\$ 1,667	\$ 3,000	\$ -	
37	Bank Fees	\$ 750	\$ 1,000	\$ 400	\$ (600)	\$ 500	\$ 100	FY22=\$497
38	Dues, Licenses & Fees	\$ 247	\$ 159	\$ 175	\$ 16	\$ 700	\$ 525	FY22=\$682
39	Website Hosting, Maintenance, Backup &	\$ 2,728	\$ 2,940	\$ 4,000	\$ 1,060	\$ 4,000	\$ -	RTS \$2,400 + Innersync \$1,538
40	Legal Counsel							
41	District Counsel	\$ 26,489	\$ 35,319	\$ 30,000	\$ (5,319)	\$ 30,000	\$ -	
42								
43	Administrative Subtotal	\$ 89,818	\$ 112,345	\$ 120,505	\$ 8,160	\$ 123,355	\$ 2,850	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Security Operations							
48	Workers Compensation Insurance	\$ 954	\$ 1,132	\$ -	\$ (1,132)	\$ 1,500	\$ 1,500	unbudgeted in FY22
49	Security Services and Patrols	\$ 29,200	\$ 38,933	\$ 20,000	\$ (18,933)	\$ 60,000	\$ 40,000	Tampa 2 Security increase from \$40 to \$45 per ho
50	Electric Utility Services							
51	Utility Services	\$ 17,073	\$ 22,764	\$ 10,000	\$ (12,764)	\$ 20,000	\$ 10,000	
52	Utility - Recreation Facilities	\$ 11,666	\$ 15,555	\$ 20,000	\$ 4,445	\$ 20,000	\$ -	
53	Street Lights	\$ 50,199	\$ 66,932	\$ 5,000	\$ (61,932)	\$ 5,000	\$ -	
54	Gas Utility Services							
55	Utility - Recreation Facilities	\$ 6,426	\$ 8,568	\$ 20,000	\$ 11,432	\$ 10,000	\$ (10,000)	FY22 \$7580
56	Garbage/Solid Waste Control Services		\$ -					
57	Garbage - Recreation Facility	\$ 4,552	\$ 6,069	\$ 5,000	\$ (1,069)	\$ 5,500	\$ 500	FY22 \$5346
58	Water-Sewer Combination Services							
59	Utility Services	\$ 20,873	\$ 27,831	\$ 10,000	\$ (17,831)	\$ 20,000	\$ 10,000	FY22 \$13220
60	Utility - Reclaimed	\$ 10,762	\$ 14,349	\$ 10,000	\$ (4,349)	\$ 15,000	\$ 5,000	FY22 \$10948
61	Stormwater Control		\$ -					
62	Aquatic Maintenance	\$ 18,000	\$ 24,000	\$ 42,500	\$ 18,500	\$ 43,200	\$ 700	Sitex contract
63	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
64	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
65	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
66	Other Physical Environment							
67	Property Insurance	\$ 18,681	\$ 18,681	\$ 27,629	\$ 8,948	\$ 40,229	\$ 12,600	EGIS increase

Proposed Budget
Waterset Central Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
68	General Liability Insurance	\$ 6,655	\$ 6,655	\$ 4,391	\$ (2,264)	\$ 4,326	\$ (65)	EGIS increase
69	Landscape Maintenance	\$ 276,461	\$ 368,615	\$ 386,000	\$ 17,385	\$ 400,000	\$ 14,000	
70	Landscape Replacement Plants, Shrubs,	\$ 45,426	\$ 60,568	\$ 12,500	\$ (48,068)	\$ 25,000	\$ 12,500	FY22 \$16509
71	Field Services	\$ 6,300	\$ 7,500	\$ 8,400	\$ 900	\$ 9,600	\$ 1,200	
72	Fire Ant Treatment	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
73	Holiday Decorations	\$ 5,188	\$ 5,000	\$ 5,000	\$ -	\$ 7,500	\$ 2,500	
74	Landscape - Mulch	\$ 28,872	\$ 38,496	\$ 17,000	\$ (21,496)	\$ 65,000	\$ 48,000	
75	Irrigation Repairs	\$ 3,923	\$ 5,231	\$ 2,500	\$ (2,731)	\$ 7,500	\$ 5,000	Based on current trend
76	Irrigation Maintenance	\$ 47,961	\$ 63,948	\$ 50,000	\$ (13,948)	\$ 40,000	\$ (10,000)	\$39,900 (contract) plus repairs
77	Road & Street Facilities							
78	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
79	Street Sign Repair & Replacement	\$ 8,468	\$ 11,291	\$ 3,000	\$ (8,291)	\$ 3,000	\$ -	
80	Parks & Recreation							
81	Management Contract	\$ 130,241	\$ 173,655	\$ 233,503	\$ 59,848	\$ 280,000	\$ 46,497	No porter - Part-time employees added
82	Telephone Fax, Internet	\$ 4,754	\$ 6,339	\$ 8,500	\$ 2,161	\$ 10,000	\$ 1,500	Frontier - \$557.85/month
83	Pool Permits	\$ 726	\$ 968	\$ 1,500	\$ 532	\$ 1,500	\$ -	
84	Pest Control	\$ 5,979	\$ 7,972	\$ 3,500	\$ (4,472)	\$ 5,000	\$ 1,500	FY22 \$4329
85	Facility Supplies	\$ 6,498	\$ 8,664	\$ 5,500	\$ (3,164)	\$ 7,000	\$ 1,500	FY22 \$6962
86	Facility A/C & Heating Maintenance & Repair	\$ 3,199	\$ 4,265	\$ 5,500	\$ 1,235	\$ 5,500	\$ -	Alvarez - \$695/Qtr + Repairs
87	Pool Service Contract	\$ 21,530	\$ 28,707	\$ 37,200	\$ 8,493	\$ 40,000	\$ 2,800	Suncoast \$1,850/month+\$1450 newest pool
88	Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	No change
89	Maintenance & Repairs	\$ 25,434	\$ 33,912	\$ 13,600	\$ (20,312)	\$ 20,000	\$ 6,400	FY22 \$21,134
90	Vehicle Maintenance	\$ 3,304	\$ 4,405	\$ 3,000	\$ (1,405)	\$ 3,000	\$ -	
91	Clubhouse - Facility Janitorial Supplies	\$ 1,193	\$ 1,591	\$ 3,500	\$ 1,909	\$ 6,000	\$ 2,500	
92	Computer Support, Maintenance & Repair	\$ 300	\$ 400	\$ 750	\$ 350	\$ 750	\$ -	
93	Security System Monitoring & Maintenance	\$ 7,303	\$ 9,737	\$ 4,000	\$ (5,737)	\$ 4,000	\$ -	
94	Access Control Maintenance & Repair	\$ 11,246	\$ 14,995	\$ 5,000	\$ (9,995)	\$ 15,000	\$ 10,000	FY22 \$17,333
95	Pool Repairs	\$ 7,800	\$ 10,400	\$ 6,000	\$ (4,400)	\$ 6,000	\$ -	
96	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
97	Tennis Court Maintenance & Supplies	\$ 171	\$ 228	\$ 1,500	\$ 1,272	\$ 3,000	\$ 1,500	
98	Athletic/Park Court/Field Repairs	\$ 1,396	\$ 1,861	\$ 500	\$ (1,361)	\$ 500	\$ -	
99	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
100	Fitness Equipment Maintenance & Repairs	\$ 10,652	\$ 14,203	\$ 2,500	\$ (11,703)	\$ 7,500	\$ 5,000	
101	Office Supplies	\$ 1,490	\$ 1,987	\$ 2,000	\$ 13	\$ 2,000	\$ -	
102	Equipment Lease	\$ 10,267	\$ 13,689	\$ 16,000	\$ 2,311	\$ 16,000	\$ -	
103	Contingency							
104	Miscellaneous Contingency	\$ 16,115	\$ 38,676	\$ 1,619	\$ (37,057)	\$ 3,787	\$ 2,168	
105								
106	Field Operations Subtotal	\$ 887,238	\$ 1,188,771	\$ 1,033,092	\$ (155,679)	\$ 1,257,892	\$ 224,800	
107								
108	Contingency for County TRIM Notice							
109								
110	TOTAL EXPENDITURES	\$ 977,056	\$ 1,301,116	\$ 1,153,597	\$ (147,519)	\$ 1,381,247	\$ 227,650	
111								
112	EXCESS OF REVENUES OVER	\$ 179,319	\$ (113,672)	\$ -	\$ (113,672)	\$ -	\$ -	
113								

Approved Proposed Budget
Waterset Central Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase 2022/2023
1							
2	REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 12,900	\$ (12,100)
6	Interest Earnings						
7	Interest Earnings	\$ 920	\$ 2,208	\$ -	\$ 53	\$ -	\$ -
8							
9	TOTAL REVENUES	\$ 25,920	\$ 27,208	\$ 25,000	\$ 53	\$ 12,900	\$ (12,100)
10							
11							
12	TOTAL REVENUES AND BALANCE	\$ 25,920	\$ 27,208	\$ 25,000	\$ 53	\$ 12,900	\$ (12,100)
13							
14							
15	EXPENDITURES						
16							
17	Contingency						
18	Capital Reserves	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 12,900	\$ (12,100)
19	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20							
21	TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 12,900	\$ (12,100)
22							
23	EXCESS OF REVENUES OVER	\$ 25,920	\$ 27,208	\$ -	\$ 25,053	\$ -	\$ -
24							

Waterset Central Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2018	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$1,118,835.06	\$1,118,835.06
TOTAL REVENUES	\$1,118,835.06	\$1,118,835.06
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$1,118,835.06	\$1,118,835.06
Administrative Subtotal	\$1,118,835.06	\$1,118,835.06
TOTAL EXPENDITURES	\$1,118,835.06	\$1,118,835.06
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,189,237.95

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,369,147.00
Hillsborough County Collection Costs @	2%	\$29,130.79
Early Payment Discount @	4%	\$58,261.57
2023/2024 Total:		<u>\$1,456,539.36</u>

2022/2023 O&M Budget		\$1,146,596.52
2023/2024 O&M Budget		\$1,369,147.00
Total Difference:		<u><u>\$222,550.48</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2018 Debt Service - Townhomes	\$504.17	\$504.17	\$0.00	0.00%
Operations/Maintenance - Townhomes	\$1,108.59	\$1,330.10	\$221.51	19.98%
Total	\$1,612.76	\$1,834.27	\$221.51	13.73%
Series 2018 Debt Service - Villas	\$916.67	\$916.67	\$0.00	0.00%
Operations/Maintenance - Villas	\$1,130.77	\$1,352.52	\$221.75	19.61%
Total	\$2,047.44	\$2,269.19	\$221.75	10.83%
Series 2018 Debt Service - SF 40' Series	\$916.67	\$916.67	\$0.00	0.00%
Operations/Maintenance - SF 40' Series	\$1,132.07	\$1,353.84	\$221.77	19.59%
Total	\$2,048.74	\$2,270.51	\$221.77	10.82%
Series 2018 Debt Service - SF 50' Series	\$1,145.83	\$1,145.83	\$0.00	0.00%
Operations/Maintenance - SF 50' Series	\$1,145.12	\$1,367.03	\$221.91	19.38%
Total	\$2,290.95	\$2,512.86	\$221.91	9.69%
Series 2018 Debt Service - SF 60' Series	\$1,375.00	\$1,375.00	\$0.00	0.00%
Operations/Maintenance - SF 60' Series	\$1,158.17	\$1,380.22	\$222.05	19.17%
Total	\$2,533.17	\$2,755.22	\$222.05	8.77%
Series 2018 Debt Service - SF 70' Series	\$1,604.17	\$1,604.17	\$0.00	0.00%
Operations/Maintenance - SF 70' Series	\$1,171.21	\$1,393.41	\$222.20	18.97%
Total	\$2,775.38	\$2,997.58	\$222.20	8.01%

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 9

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset Central Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2023-2024 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Waterset Central Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, the Board set August 10, 2023 as the date for a public hearing to consider the levy of the special assessments to fund the operation and maintenance of the District, and caused notice of such public hearing to be given pursuant to Section 197.3632(4)(b), *Florida Statutes*; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That the District’s Uniform Method Assessment Roll is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Waterset Central Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Waterset Central Community Development District.

PASSED AND ADOPTED this 10th day of August 2023.

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____
Chairman / Vice Chairman

Exhibit A: Budget Fiscal Year 2023-2024
Exhibit B: Assessment Lien Roll

EXHIBIT A
Budget Fiscal Year 2023-2024

EXHIBIT B
Assessment Lien Roll

[See Disclosure Below]

Exhibit B – Disclosure

FY 2023-2024 Assessment Roll (Uniform Method)

The Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

Tab 10

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST, 2023.

**WATERSET CENTRAL
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023 and 2024 Annual Meeting Schedule

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FOR REMAINDER OF FISCAL YEAR 2022/2023

October 12, 2023
November 9, 2023
December 14, 2023
January 11, 2024
February 8, 2024
March 14, 2024
April 11, 2024
May 9, 2024
June 13, 2024
July 11, 2024
August 8, 2024
September 12, 2024

All meetings will convene at 10:00 a.m. or immediately after the Waterset South CDD meeting, at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

Tab 11

MINUTES OF MEETING

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

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, July 13, 2023, at 9:00 AM** at the Offices of Rizzetta & Co., located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

Present and constituting a quorum:

Deneen Klenke	Board Supervisor, Chairman
Lenny Woster	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Co.
Ruben Durand	District Manager, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law
Kate John	District Counsel; Kutak Rock LLP (joined the meeting at 9:58 a.m. via phone)
John Toborg	Field Services, Rizzetta & Co.
Jeff Cane	Representative, Sunrise Landscape
Bert Smith	Representative, Sitex Aquatics
Katiria Parodi	Clubhouse Manager, Castle Group
Gabrielle Leendertz	Representative, Castle Group
Gail Huff	Representative, Ballenger Irrigation

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

No Audience / No Comments

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics

1. Presentation of Waterway Inspection Report

“Keep up the good work”, commented by Mr. Williams.

B. Landscape & Irrigation

1. Presentation of Landscape Inspection Report

Mr. Huber presented the Landscape Inspection Report to the Board.
Ms. McCormick is to amend the agreement to include irrigation inspection costs.

2. Landscape Contractor Update

Mr. Cane provided updates.

On a motion by Mr. Williams, seconded by Ms. McMorrow the board approved the addendum to contract, in the amount of \$5,528.00, pending District Counsel to review and update with the correct dollar amount.

3. Irrigation Contractor Update

Ms. Huff provided updates to the Board.

C. District Counsel

Ms. McCormick provided updates on interlocal agreements to the Board.

D. District Engineer

Not present. No report.

E. Clubhouse Manager

1. Presentation of Management Report

The Board Requested DCSI to obtain a proposal for cameras at the basketball court.

On a motion by Mr. Williams, seconded by Ms. Klenke, the Board unanimously approved for District Counsel to amend the amenity policy, to not allow reservation of tables in the pool area for non-scheduled parties, no extensive decorations, no personal tables and chairs, no music, and must adhere to guest policy, for the Waterset Central Community Development District.

F. District Manager

Mr. Huber advised the Board that the next meeting will be held on August 10, 2023 at 6:00 p.m. at the Waterset Central Clubhouse.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04;
Removing Assistant Secretary**

On a motion by Ms. Klenke, seconded by Mr. Williams, the Board with all in favor, the Board adopted Resolution 2023-04, Removing Assistant Secretary, for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05;
Re-Designating Secretary**

On a motion by Mr. Williams, seconded by Ms. Klenke, with all in favor, the board approved the Removal of the Assistant Secretary, for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Tampa 2 Security
Proposal**

On a motion by Mr. Williams, seconded by Ms. McMorrow, the Board with all in favor, approved the Tampa 2 Security Proposal, for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on June 8,
2023**

On a motion by Mr. Williams, seconded by Ms. Klenke, the Board approved the Minutes of the Board of Supervisors' Meeting held on June 8, 2023, as amended, for the Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for May 2023**

It was discussed that there was an item in the amount of \$723 that was paid by Waterset Central and should have been for Waterset North.

On a motion by Mr. Williams, seconded by Ms. Klenke, with all in favor the Board ratified the Operations & Maintenance Expenditures for May 2023 (\$118,301.24), as amended, for the Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Ms. Klenke requested to allow Waterset South CDD meeting to happen before the Waterset Central CDD meetings and would like Waterset Central to start having meetings at the Clubhouse.

TENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Williams, seconded by Ms. Klenke, the Board adjourned the meeting at 10:20 a.m., for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 12

Waterset Central Community Development District

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

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

www.watersetcentralcdd.org

Operations and Maintenance Expenditures

June 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$134,126.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	100286	117228	Monthly Maintenance 05/23	\$ 196.00
Accurate Electronics, Inc.	100286	117827	Monthly Maintenance 06/23	\$ 196.00
Accurate Electronics, Inc.	100310	117902	Service Call and Repair - Basketball Court Doors 06/23	\$ 167.40
Ballenger & Company, Inc.	100287	23261	Irrigation Repairs 04/23	\$ 1,010.00
Ballenger & Company, Inc.	100287	23274	Irrigation Maintenance 06/23	\$ 5,481.00
Bradley Livingston	100288	053123 Livingston	Rental Deposit Refund 05/23	\$ 200.00
Castle Management, LLC	100289	PREIM05-19-23-342	Payroll Pay Period 04/29/23 to 05/12/23	\$ 8,430.90
Castle Management, LLC	100299	INS-0523-262	Insurance Reimbursement 05/23	\$ 238.00
Castle Management, LLC	100311	PREIM06-02-23-123 05/23	Payroll Pay Period 05/13/23 - 05/26/23	\$ 9,924.98
Castle Management, LLC	100312	MISC-0523-063 05/23	Janitorial Service 05/23	\$ 2,418.48
David Harvey Electric Co., Inc.	100313	23-11697 06/23	Service Work Playground Time Clock 06/23	\$ 795.97
DCSI, Inc.	100280	30758	Alarm Monitoring System - 05/23	\$ 3,698.00
DCSI, Inc.	100300	30632	Service Call 03/23	\$ 399.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
DCSI, Inc.	100300	30633	Service Call 03/23	\$ 499.00
DCSI, Inc.	100300	30648	Service Call 04/23	\$ 1,222.00
DCSI, Inc.	100314	30878	Alarm Monitoring System - 06/23	\$ 199.00
Edwin Adam Smith	100290	060823 Smith	Reimburse Deposit for Incidental Damages for Site Work 06/23	\$ 2,500.00
Electric Avenue, Inc.	100301	5927	50% Cost Share â€” Utility Vehicle 06/23	\$ 389.92
Erin McCormick Law, P.A.	100291	10671	General Legal Services 05/23	\$ 3,914.05
FitRev, Inc.	100315	28523	Equipment Repair 06/23	\$ 1,266.48
Florida Department of Revenue	100302	39-8017823354-9 05/23	Sales & Use Tax 05/23	\$ 235.38
Florida Natural Gas	100303	849925ES	7281 Paradiso Drive Pool Heaters 04/23	\$ 197.73
Frontier Florida, LLC	ACH	816-649-0263-041723-5 06/23	Fios Internet 06/23	\$ 114.98
Gennah White	100306	102322 White	Rental Deposit Refund 06/23	\$ 200.00
Gennah White	100316	061923 White	Rental Deposit Refund 06/23	\$ 200.00
Heidt Design, LLC	100295	48007	Engineering Services 05/23	\$ 150.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC	ACH	7687161865 05/23	Water Summary 05/23	\$ 4,023.24
James Zwijacz	100292	053123 Zwijacz	Rental Deposit Refund 05/23	\$ 200.00
Lester Gonzalez	100281	052523 Gonzalez	Rental Deposit Refund 05/23	\$ 200.00
LLS Tax Solutions, Inc.	100307	003061	Arbitrage Series 2018 05/13/23	\$ 500.00
MDS Handyman & Pressure Cleaning Co., LLC	100282	1874	Replanced Soffit 02/23	\$ 2,300.00
Nvirotect Pest Control Service, Inc.	100304	298103	Pest Control 06/23	\$ 185.00
Nvirotect Pest Control Service, Inc.	100308	298564	Pest Control 06/23	\$ 135.00
OnSight Industries LLC	100283	006-23-339911-1	Replacement Yield Sign 05/23	\$ 640.75
Owens Electric, Inc.	100305	14341739	Service Call - Fans & Water Fountain 06/23	\$ 264.00
Owens Electric, Inc.	100309	13916389	Service Call - Pool Deck 05/23	\$ 2,146.50
Republic Services	ACH	0696-001108092 06/23	(1) Waste & (1) Recycle Container Service 06/23	\$ 693.21
Republic Services	ACH	0696-001114457 07/23	(1) Waste & (1) Recycle Container Service 07/23	\$ 1,401.94
Rizzetta & Company, Inc.	100284	INV0000080647	District Management Fees 06/23	\$ 5,127.01

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100317	7514	Monthly Lake Maintenance 06/23	\$ 3,600.00
Squeegee Squad	100296	10983	Window Cleaning 03/23	\$ 510.00
Suncoast Pool Service, Inc.	100318	9422	Pool Chemical and Service (5B Amenity) 05/23 & 06/23	\$ 2,900.00
Suncoast Pool Service, Inc.	100319	9412	Monthly Pool Service 06/23	\$ 2,180.00
Sunrise Landscape	100285	11121	Tree Replacement - 05/23	\$ 1,525.00
Sunrise Landscape	100285	11140	3 Palm Replacement - 05/23	\$ 1,560.00
Sunrise Landscape	100293	11157	Landscape Replacement - 05/23	\$ 519.75
Sunrise Landscape	100293	11158	Landscape Replacement - 05/23	\$ 716.75
Sunrise Landscape	100293	11159	Landscape Replacement - 05/23	\$ 438.50
Sunrise Landscape	100293	11160	Landscape Replacement - 05/23	\$ 716.75
Sunrise Landscape	100293	11161	Landscape Maintenance - 05/23	\$ 770.75
Sunrise Landscape	100293	11200	Landscape Replacement - 05/23	\$ 1,261.00
Sunrise Landscape	100293	11201	Landscape Replacement - 05/23	\$ 1,224.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	100293	11202	Landscape Replacement - 05/23	\$ 1,824.00
Sunrise Landscape	100293	11250	Landscape Replacement - 05/23	\$ 811.50
Sunrise Landscape	100293	11274	Fertilization and Herbicide 05/23	\$ 3,159.00
Sunrise Landscape	100297	11275	Pest Control 05/23	\$ 450.00
Sunrise Landscape	100320	11707	Landscape Replacement - 06/23	\$ 1,423.50
Sunrise Landscape	100321	11333	Landscape Maintenance 06/23	\$ 25,925.00
Tampa 2 Security, Inc	100298	1348	Security Patrol 06/10/23	\$ 2,000.00
Tampa 2 Security, Inc	100322	1356	Security Patrol 06/23	\$ 2,000.00
TECO	ACH	221008697536 05/23	5701 Madrigal Way - Streetlights 05/23	\$ 371.33
TECO	ACH	221008884712 04/23	5701 Madrigal Way (Amenity) 04/23	\$ 1,192.59
TECO	ACH	221008884712 05/23	5701 Madrigal Way (Amenity) 05/23	\$ 1,361.89
TECO	ACH	221008930457 05/23	221008930457 5/23	\$ 32.90
TECO	ACH	321000017137 6/23	Summary Bill 06/23	\$ 10,671.85

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterset Central CDD	DC 060123	DC 060123	Debit Card Replenishment	\$ 1,620.65
Waterset Central CDD	DC 062023	DC 062023	Debit Card Replenishment	\$ 665.71
Waterset Central CDD	DC 062923	DC 062923	Debit Card Replenishment	<u>\$ 632.70</u>
Total				<u>\$ 134,126.04</u>

ACCURATE ELECTRONICS, INC.

RECEIVED
05/23/23

Invoice

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

Date	Invoice #
5/22/2023	117228

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
JERRY WHITED	Net 30

Quantity	Description	Rate	Amount
1	<p>** QUARTERLY MAINTENANCE CONTRACT 101822-WSC-CLUB WITH MONTHLY BILLING **</p> <p>QUARTERLY MAINTENANCE FOR CARD ACCESS SYSTEM ON (6) BUILDING DOORS, (5) PEDESTRIAN GATES FOR POOL, TENNIS COURT, BASKETBALL COURT AND PICKLEBALL COURT, (2) BUILDING DOORS WITH TIME SCHEDULE LOCK ONLY.</p> <p>PERFORM MONTHLY MAINTENANCE FOR MAY 2023</p> <p>(1) DSX 1048 PANEL (1) DSX 1042 WITH 1042 EXPANSION BOARD (11) CARD READERS (5) MAG LOCKS (3) GL GATE LOCKS (3) HES STRIKES (5) EXIT BUTTONS (3) PIR MOTION SENSORS</p> <p>(CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.)</p> <p>PLEASE SEE ATTACHED CHECK LIST FOR TECH NOTES/DETAILS</p> <p>Exempt Sales</p>	196.00	196.00
		0.00	0.00
		0.00	0.00
		0.00%	0.00
Total			\$196.00

Thank you for your business.

Phone #

727-533-0295

Payments/Credits \$0.00

Balance Due \$196.00

ACCURATE ELECTRONICS, INC.



Invoice

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

Date	Invoice #
6/1/2023	117827

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

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

P.O. No.	Terms
JERRY WHITED	Net 30

Quantity	Description	Rate	Amount
	** QUARTERLY MAINTENANCE CONTRACT 101822-WSC-CLUB WITH MONTHLY BILLING **		
	QUARTERLY MAINTENANCE FOR CARD ACCESS SYSTEM ON (6) BUILDING DOORS, (5) PEDESTRIAN GATES FOR POOL, TENNIS COURT, BASKETBALL COURT AND PICKLEBALL COURT, (2) BUILDING DOORS WITH TIME SCHEDULE LOCK ONLY.		
1	BILLING MONTHLY MAINTENANCE FOR JUNE 2023	196.00	196.00
	(1) DSX 1048 PANEL		
	(1) DSX 1042 WITH 1042 EXPANSION BOARD		
	(11) CARD READERS		
	(5) MAG LOCKS		
	(3) GL GATE LOCKS		
	(3) HES STRIKES		
	(5) EXIT BUTTONS		
	(3) PIR MOTION SENSORS		
	(CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.)	0.00	0.00
	Exempt Sales	0.00%	0.00
		Total	\$196.00

Thank you for your business.

Phone #

727-533-0295

Payments/Credits \$0.00

Balance Due \$196.00

ACCURATE ELECTRONICS, INC.



Invoice

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

Date	Invoice #
6/2/2023	117902

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
KATHY PARODI	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 05/30/2023 AT 9:20 AM BY KATHY PARODI AT 954-952-4229 (WO-0012387) KATHY STATES THAT MAGLOCK COVER PLATE HAS BEEN REMOVED FROM THE BASKETBALL COURT DOOR. THE PISTON ALSO NEEDS REPLACED. ALSO, THE GYM AND BATHROOM DOORS THAT FACE THE BASKETBALL COURT ARE STAYING UNLOCKED AT NIGHT.</p> <p>PROBLEM FOUND: 06/02/2023 at 3:00 PM At the basketball court the gate has been vandalized, and is damaged. At the DSX system a full download was performed.</p> <p>ACTION TAKEN: 1) Upon arrival the technician inspected the DSX system at the Club house. 2) The technician logged into DSX, started and completed a download for all panels and all sites. Will follow-up with Kathy to confirm if doors have locked after hours. 3) At the basketball court, the gate closer has been vandalized and the maglock cover has been removed. A quote for replacement will be sent.</p>		
1	TRIP CHARGE	49.50	49.50
1	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	108.00	108.00
1	Due to the rising cost of fuel, there will be a 20% gas surcharge added onto our trip charge.	9.90	9.90
	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00 0.00
Total			\$167.40

Thank you for your business.

Phone #
727-533-0295

Payments/Credits \$0.00

Balance Due \$167.40

BCI Entities, LLC dba Ballenger
Irrigation

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

RECEIVED
05/22/23



INVOICE

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

INVOICE 23261
DATE 05/22/2023
TERMS Net 30
DUE DATE 06/21/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/04/2023	Irrigation Repairs	Wayfarer Valves Replacements	1	470.00	470.00
	Irrigation Repairs	Decoders 7 and 23 Amenity Center	1	540.00	540.00

BALANCE DUE \$1,010.00

**BCI Entities, LLC dba Ballenger
Irrigation**

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

RECEIVED
06/02/23



INVOICE

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

INVOICE 23274
DATE 06/02/2023
TERMS Net 30
DUE DATE 07/02/2023

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

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

Check Request

Request Date: 05/31/2023

Amount: 200.00

Event Date: 05/27/23

Payable to: Bradley Livingston

Address: 6902 Covington Stone Ave Beach, FL 33572

Description: Rental Deposit Refund

Requestor: Aylah Veira

Special Instructions:

1) Code to 001-36990-1025

Approved by: _____



City Wide Facility Solutions
8950 9th St N Ste 103
Saint Petersburg, FL 33702-3001

INVOICE

Total Due: \$2,362.50

Invoice Number: 32019016888

Invoice Date: 5/1/2023

Due Date: 5/11/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

Bill

To: Waterset
Gabrielle Leendertz
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

Ship

To: Waterset
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101454	Theodore Lynn	Net 10 days		05/01/23 to 05/31/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100761	1	2,362.50	2,362.50

PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 2362.50
Sales Tax: 0.00

Total Due: \$2,362.50

#1746314 WNH - Waterset HOA - Invoice/Billing Inquiry

Submitted	Received via	Requester
May 1, 2023 at 8:23 AM	Web Service	Katiria Parodi <kparodi@castlegroup.com>

Status	Type	Priority	Group	Assignee	Ticket status
Open	-	Normal	Corporate Accounting	Matthew Gonzalez	Open

Category

Corporate Accounting::Invoice/Billing_Inquiry

Katiria Parodi May 1, 2023 at 8:23 AM

Hello!

Please see ticket details below:

Department: Corporate Accounting
Entity Code: WNH
Community: Waterset HOA
Category: Corporate Accounting
Subcategory: Invoice/Billing Inquiry
Address (If applicable): N/A
Additional Info from User:

Good Morning,

Attached please process invoices on behalf of Waterset. Please then bill back 60% to Waterset North and 40% to Waterset Central.

Thank you,

Katiria Parodi, Property Manager
P: 8136772114



City Wide Facility Solutions
8950 9th St N Ste 103
Saint Petersburg, FL 33702-3001

INVOICE

Total Due: \$37.74

Invoice Number: 52019004363

Invoice Date: 5/23/2023

Due Date: 6/22/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

Bill

To: Waterset Central CDD
Katiria Parodi
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390
USA

Ship

To: Waterset Central CDD
7281 Paradiso Dr
Apollo Beach, FL 33572
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Theodore Lynn	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

CTWDS10MG URINAL SCREENS MANGO 10
COUNT PER BOX

82838	DIAL SENSITIVE SKIN ANTIMICROBIAL SOAP REFILL 1 GA	1	35.10	35.10
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PA410001 TOILET TISSUE 2 PLY 96/500
HEAVENLY SOFT

PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 35.10
Sales Tax: 2.64

Total Due: \$37.74

#1770208 WNH - Waterset HOA - Invoice/Billing Inquiry

Submitted	Received via	Requester
May 26, 2023 at 11:27 AM	Web Service	Katiria Parodi <kparodi@castlegroup.com>

Status	Type	Priority	Group	Assignee	Ticket status
Open	-	Normal	Corporate Accounting	Matthew Gonzalez	Open

Category

Corporate Accounting::Invoice/Billing_Inquiry

Katiria Parodi May 26, 2023 at 11:27 AM

Hello!

Please see ticket details below:

Department: Corporate Accounting
Entity Code: WNH
Community: Waterset HOA
Category: Corporate Accounting
Subcategory: Invoice/Billing Inquiry
Address (If applicable): N/A
Additional Info from User:

Good Morning Team,

Please process attached invoice and bill to Waterset Central CDD. This is for janitorial supplies specifically for Waterset Central Amenities.

Thank you!

Thank you,

Katiria Parodi, Property Manager
P: 8136772114



City Wide Facility Solutions
8950 9th St N Ste 103
Saint Petersburg, FL 33702-3001

INVOICE

Total Due: \$564.60

Invoice Number: 52019004242

Invoice Date: 4/30/2023

Due Date: 5/30/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

Bill

To: Waterset
Katiria Parodi
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

Ship

To: Waterset
Katiria Parodi
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
CENTRAL CDD	01019101454	Theodore Lynn	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

AMZN-69804R	Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Wipes	3	188.20	564.60
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LI3055XE	LINER 38X58 BLACK HEAVY DUTY 100 CT
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PA410001	TOILET TISSUE 2 PLY 96/500 HEAVENLY SOFT
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PA43512	MULTIFOLD TOWEL WHITE 4000CT LIVI
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PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 564.60

Sales Tax: 0.00

Total Due: \$564.60

#1759465 WNH - Waterset HOA - Invoice/Billing Inquiry

Submitted	Received via	Requester
May 15, 2023 at 8:21 AM	Web Service	Katiria Parodi <kparodi@castlegroup.com>

Status	Type	Priority	Group	Assignee	Ticket status
Open	-	Normal	Corporate Accounting	Matthew Gonzalez	Open

Category

Corporate Accounting::Invoice/Billing_Inquiry

Katiria Parodi May 15, 2023 at 8:21 AM

Hello!

Please see ticket details below:

Department: Corporate Accounting
Entity Code: WNH
Community: Waterset HOA
Category: Corporate Accounting
Subcategory: Invoice/Billing Inquiry
Address (If applicable): N/A
Additional Info from User:

Good Morning Team,

Please process attached invoice and bill to Waterset Central CDD.

Thank you!

Thank you,

Katiria Parodi, Property Manager
P: 8136772114



City Wide Facility Solutions
8950 9th St N Ste 103
Saint Petersburg, FL 33702-3001

INVOICE

Total Due: \$908.88

Invoice Number: 52019004267

Invoice Date: 5/15/2023

Due Date: 6/14/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

Bill

To: Waterset
Katiria Parodi
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

Ship

To: Waterset
Katiria Parodi
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
WATERSET CENTRAL CDD	01019101454	Theodore Lynn	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

LI3055XE	LINER 38X58 BLACK HEAVY DUTY 100 CT	6	89.20	535.20
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PA43512	MULTIFOLD TOWEL WHITE 4000CT LIV	6	62.28	373.68
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PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 908.88

Sales Tax: 0.00

Total Due: \$908.88

#1760607 WNH - Waterset HOA - Invoice/Billing Inquiry

Submitted	Received via	Requester
May 16, 2023 at 8:10 AM	Web Service	Katiria Parodi <kparodi@castlegroup.com>

Status	Type	Priority	Group	Assignee	Ticket status
Open	-	Normal	Corporate Accounting	Matthew Gonzalez	Open

Category

Corporate Accounting::Invoice/Billing_Inquiry

Katiria Parodi May 16, 2023 at 8:10 AM

Hello!

Please see ticket details below:

Department: Corporate Accounting
Entity Code: WNH
Community: Waterset HOA
Category: Corporate Accounting
Subcategory: Invoice/Billing Inquiry
Address (If applicable): N/A
Additional Info from User:

Good Morning,

Please process invoice and bill back Waterset Central CDD.

Thank you,

Thank you,

Katiria Parodi, Property Manager
P: 8136772114



City Wide Facility Solutions
8950 9th St N Ste 103
Saint Petersburg, FL 33702-3001

INVOICE

Total Due: \$912.49

Invoice Number: 52019004341

Invoice Date: 5/19/2023

Due Date: 6/18/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

Bill

To: Waterset Central CDD
Katiria Parodi
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390
USA

Ship

To: Waterset Central CDD
7281 Paradiso Dr
Apollo Beach, FL 33572
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Theodore Lynn	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

CTWDS10MG	URINAL SCREENS MANGO 10 COUNT PER BOX	8	50.64	405.12
-----------	--	---	-------	--------

82838	DIAL SENSITIVE SKIN ANTIMICROBIAL SOAP REFILL 1 GA	3	35.10	105.30
-------	---	---	-------	--------

PA410001	TOILET TISSUE 2 PLY 96/500 HEAVENLY SOFT	3	112.80	338.40
----------	---	---	--------	--------

PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 848.82
Sales Tax: 63.67

Total Due: \$912.49

#1770204 WNH - Waterset HOA - Invoice/Billing Inquiry

Submitted	Received via	Requester
May 26, 2023 at 11:25 AM	Web Service	Katiria Parodi <kparodi@castlegroup.com>

Status	Type	Priority	Group	Assignee	Ticket status
Open	-	Normal	Corporate Accounting	Matthew Gonzalez	Open

Category

Corporate Accounting::Invoice/Billing_Inquiry

Katiria Parodi May 26, 2023 at 11:25 AM

Hello!

Please see ticket details below:

Department: Corporate Accounting
Entity Code: WNH
Community: Waterset HOA
Category: Corporate Accounting
Subcategory: Invoice/Billing Inquiry
Address (If applicable): N/A
Additional Info from User:

Good Morning Team,

Please process attached invoice and bill to Waterset Central CDD. This is for janitorial supplies specifically for the Waterset Central CDD amenities.

Thank you,

Thank you,

Katiria Parodi, Property Manager
P: 8136772114

RECEIVED
06/21/23



Commercial-Industrial / Contractors & Services

EC0002470 • 17410 Highway 41 N. • 813-949-3713 • Fax 813-949-3272

Bill To		Ship To	
Waterset Central CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614?		WATERSET CENTRAL CDD 7281 PARADISO DR APPOLLO BREACH FL 33572	
Date	Invoice #	P.O. No.	Project
6/9/2023	23-11697	KATIRIA	

Invoice													
<table border="1"> <thead> <tr> <th>Description</th> <th>Quantity</th> <th>Rate</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>SERVICE WORK 6-7-23 INSTALLED NEW TIME CLOCK FOR PLAY GRD EQ, REPAIRED WIRING IN HANDHOLE JBOX , RESET TIMERS</td> <td>4.5</td> <td>150.00</td> <td>675.00</td> </tr> <tr> <td>MISC MATERIALS</td> <td>1</td> <td>120.97</td> <td>120.97</td> </tr> </tbody> </table>	Description	Quantity	Rate	Amount	SERVICE WORK 6-7-23 INSTALLED NEW TIME CLOCK FOR PLAY GRD EQ, REPAIRED WIRING IN HANDHOLE JBOX , RESET TIMERS	4.5	150.00	675.00	MISC MATERIALS	1	120.97	120.97	
Description	Quantity	Rate	Amount										
SERVICE WORK 6-7-23 INSTALLED NEW TIME CLOCK FOR PLAY GRD EQ, REPAIRED WIRING IN HANDHOLE JBOX , RESET TIMERS	4.5	150.00	675.00										
MISC MATERIALS	1	120.97	120.97										

David Harvey Electric Co. Inc. P.O. Box 185 Lutz, FL 33548	E-mail	Total	\$795.97
	dharveyel@gmail.com	Payments/Credits	\$0.00

Mailing Address: P.O. Box 185 • Lutz, Florida 33548



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30758	05/25/2023	\$3,698.00	06/09/2023	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This invoice is for a five-camera monitored surveillance system that communicates with our monitoring center when people are on the pool deck/area after hours. The monitoring station will attempt to get them to leave the area through two-way voice then after that per instructions will either call a person on the contact list or the authorities next to remove them from trespassing.</p> <p>Included:</p> <p>Monitored Camera System (1) 8 channel 6TB 4K NVR (5) IP5TRVA- 5MP IP turret camera with people detecting advanced Analytics and spotlight deterrents. (3) Exterior speakers and mics (1) 70v PA amplifier (5) Back boxes</p> <p>Includes labor, programming, activation and setup.</p> <p>* 3-year manufacture parts warranty on the NVR and cameras.</p> <p>-----</p> <p>Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month (no contract)</p>	1	3,499.00	3,499.00
		1	199.00	199.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$3,698.00

RECEIVED
06/13/23

Invoice



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

BILL TO

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30632	04/20/2023	\$399.00	05/05/2023	Net 15	

P.O. NUMBER
10505

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/28/2023	Camera/DVR Service Reason for call: 1. NVR not recording cameras. 2. (1) camera not working. Tech notes: 1. Checked NVR and tested hard drive - hard drive is bad. Replaced hard drive and tested NVR. NVR is up and working again. 2. Checked front camera by testing camera and wiring and found that the camera is shorting out when attached to the soffit - resolved shorting and tested camera - OK. Note: Soffit has a positive 50V running through it. Needs to be looked into to see where it is getting the voltage. Possibly a low voltage wire is damaged from lightning surge. Need to troubleshoot inside attic after soffit is repaired.	2	125.00	250.00
03/28/2023	Camera/DVR Parts 6TB Surveillance Hard Drive	1	149.00	149.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$399.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30633	04/20/2023	\$499.00	05/05/2023	Net 15	

P.O. NUMBER
10506

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/28/2023	Service:Reg. Reason for call: Resident WiFi not working. Tech notes: 1. Checked PoE switch to the access point - no power. Replaced the PoE switch. 2. Powered back up and tested resident WiFi - OK.	2	125.00	250.00
03/28/2023	Service:Parts SGIG8 8 Port PoE+ Switch 100W	1	249.00	249.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive \$25 NSF Fee.
***Late Fees are 1.5% per month

BALANCE DUE

\$499.00



Invoice



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

BILL TO

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30648	04/20/2023	\$1,222.00	05/05/2023	Net 15	

P.O. NUMBER
10521

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/11/2023	Audio/Video Service Reason for call: Repair the TVs so they are all working properly. They have been out since the electrical surge last year. Tech notes: 1. Pulled TVs off the wall where needed and removed the non-functioning video baluns - replaced the baluns & IR receivers. 2. Installed the video transmitters and IR emitters to the cable boxes. Tested video signals & remote functions - OK.	5	125.00	625.00
04/11/2023	Audio/Video Parts HD-EX132 1x2 HDMI Extender over CAT5 with IR	3	199.00	597.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive \$25 NSF Fee.
***Late Fees are 1.5% per month

BALANCE DUE

\$1,222.00

RECEIVED
06/26/23

Invoice



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

BILL TO

Waterset Central CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30878	06/25/2023	\$199.00	07/10/2023	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month (no contract)	1	199.00	199.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$199.00

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersetcentralcdd.org

Check Request

Amount: \$2,500.00

Date: 06/08/23

Payable to: Edwin Adam Smith

Address: 6903 Ebb Tide Ave.
Apollo Beach, FL 33572

Description: Reimburse Deposit for Incidental Damages for Site Work

Requestor: Tiffany Judd, Senior Accountant

Approved by: _____

001-20706	2,500.00	
001-20200		2,500.00

From: [Karina Jorrin](#)
To: [Tiffany Judd](#); [Brittney Betts](#)
Cc: [Katiria Parodi](#); [Aylah Veira](#); [Joshua Neely](#)
Subject: Re: [EXTERNAL]Fw: 6903 Ebb Tide Waterset North CDD Deposit Refund
Date: Thursday, June 8, 2023 2:19:23 PM
Attachments: [image004.png](#)
[image005.png](#)
[image002.png](#)
[0.png](#)

Hello Tiffany,

Edwin Smith is fine, that is Brittany's husband. They are both on the License agreement.

Kindly,

Karina Jorrin

Asst Property Manager | Castle Group

Waterset HOA "Proudly Managed by the Castle Group" 7281 Paradiso Drive, Apollo Beach, FL 33572

ljorrin@castlegroup.com | www.castlegroup.com

P: 813-677-2114



From: Tiffany Judd <TJudd@rizzetta.com>

Sent: Thursday, June 8, 2023 1:27 PM

To: Karina Jorrin <ljorrin@castlegroup.com>; Brittney Betts <BBetts@rizzetta.com>

Cc: Katiria Parodi <kparodi@castlegroup.com>; Aylah Veira <aveira@castlegroup.com>; Joshua Neely <jneely@castlegroup.com>

Subject: RE: [EXTERNAL]Fw: 6903 Ebb Tide Waterset North CDD Deposit Refund

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.

Kathy,

There is no check or payment for Waterset North

Brittney Smith 6903 Ebb Tide Avenue Apollo Beach, Florida 33572

There is a deposit check for Waterset Central

Edwin Adam Smith at 6903 Ebb Tide Avenue

?

Tiffany Judd
Senior Accountant

813.994.1001 Ext.: 3099

tjudd@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

From: Karina Jorin <ljorin@castlegroup.com>

Sent: Thursday, June 8, 2023 11:44 AM

To: Brittney Betts <BBetts@rizzetta.com>; Tiffany Judd <TJudd@rizzetta.com>

Cc: Katiria Parodi <kparodi@castlegroup.com>; Aylah Veira <aveira@castlegroup.com>; Joshua Neely <jneely@castlegroup.com>

Subject: [EXTERNAL]Fw: 6903 Ebb Tide Waterset North CDD Deposit Refund

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,

I just want to make sure you got this email.

Kindly,

Karina Jorin

Asst Property Manager | Castle Group

Waterset HOA "Proudly Managed by the Castle Group" 7281 Paradiso Drive, Apollo Beach, FL 33572

ljorin@castlegroup.com | www.castlegroup.com

P: 813-677-2114





WE'RE HIRING



From: Karina Jorin <ljorin@castlegroup.com>

Sent: Monday, June 5, 2023 11:37 AM

To: bbetts@rizzetta.com <bbetts@rizzetta.com>

Cc: Tiffany Judd <TJudd@rizzetta.com>; Katiria Parodi <kparodi@castlegroup.com>; Aylah Veira <aveira@castlegroup.com>; Joshua Neely <jneely@castlegroup.com>

Subject: 6903 Ebb Tide Waterset North CDD Deposit Refund

Hello Brittney,

Homeowner Brittany Smith from 6903 Ebb Tide Avenue Apollo Beach, Florida 33572 has completed her project and no longer needs CDD access. John Toborg has checked the area and has considered it acceptable. Please refund the homeowner the \$2500.00 deposit. If you have any questions please let me know.

Kindly,

From: John Toborg <JToborg@rizzetta.com>

Sent: Thursday, June 1, 2023 1:06 PM

To: Karina Jorin <ljorin@castlegroup.com>; Katiria Parodi <kparodi@castlegroup.com>

Cc: Matthew E. Huber <MHuber@rizzetta.com>; Ruben Durand <RDurand@rizzetta.com>

Subject: WSN - 6903 Ebb Tide

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.

Karina:

Here is the current condition of the area 6903 Ebb Tide used for access. I would consider it acceptable.

Thank you!

John R. Toborg
Division Manager
Landscape Inspection Services

813.933.5571 Ext. 8027
jtoborg@rizzetta.com

[illegible]

From: [Katiria Parodi](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]Re: Electric Avenue - Cost Share?
Date: Tuesday, June 13, 2023 4:34:33 PM
Attachments: [image003.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.

Hi Tiffany,

Yes, I believe that is how we are handling them GEM carts moving forward.

Thank you!

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



From: Tiffany Judd <TJudd@rizzetta.com>
Sent: Tuesday, June 13, 2023 4:09 PM
To: Katiria Parodi <kparodi@castlegroup.com>
Subject: Electric Avenue - Cost Share?

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.

Kathy,

Is the attached invoice a 50% cost share with Waterset Central?

Thanks,

Tiffany Judd
Senior Accountant

813.994.1001 Ext.: 3099
tjudd@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

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Erin McCormick | Law, PA

Erin McCormick, Esq.

Waterset Central Community Development District

3434 Colwell Avenue
Suite 200

Tampa, FL 33614

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

lsrock@rizzetta.com

Invoice Date	Invoice Number
05/31/2023	10671
Terms	Service Through
	05/31/2023

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
05/08/2023	Erin R McCormick	Review of Minutes, Agenda and backup materials for Board of Supervisors meeting;	1.50	\$ 652.50
05/11/2023	Erin R McCormick	Travel to and attend Board of Supervisors meeting; Revise 2 agreements for FL Drama Kids; review of Division of Corporations information for FL Drama Kids; prepare email to Ruben Durand and transmit Agreements for execution; follow up from meeting	4.40	\$ 1,914.00
05/15/2023	Erin R McCormick	Review email from Ruben Durand and notes regarding follow up items from CDD meeting; review chart of proposed staffing projections for FY 2023/2024	0.70	\$ 304.50
05/17/2023	Erin R McCormick	Review of Financial Statements through April 2023; [CLIENT COURTESY - NO CHARGE]	0.30	\$ 0.00
05/19/2023	Erin R McCormick	Review legislative developments for 2023 impacting CDDs for report to Board [CLIENT COURTESY - NO CHARGE]	1.00	\$ 0.00
05/31/2023	Erin R McCormick	Emails to and from Diana Kronick regarding Preliminary Assessment Roll needed for Resolution and Assessment hearing; preparation of Resolution scheduling budget and assessment hearings; email to Diana Kronick regarding preliminary assessment roll needed to attach to Resolution and letters to property owners; telephone conference with Debby Wallace; review of email from Matthew Huber and respond; email to Diana Kronick, Matthew Huber and Ruben Durand and transmit resolution setting public hearings;	2.30	\$ 1,000.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
05/11/2023	Erin R McCormick	Mileage and tolls to and from Board meeting	\$ 42.55

Total Hours	10.20 hrs
Total Work	\$ 3,871.50
Total Expenses	\$ 42.55
Total Invoice Amount	\$ 3,914.05
Previous Balance	\$ 3,428.72
5/22/2023 Payment - Check Split Payment	(\$3,428.72)
Balance (Amount Due)	\$ 3,914.05

3314 Henderson Boulevard | Suite 100 D | Tampa, FL 33609

o: 813.579.2653 | erin@emccormicklaw.com |



7823 N Dale Mabry Hwy STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
6/19/2023	28523

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

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

S.O. No.	P.O. No.	Terms	Rep
28273		Due on receipt	ZH

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Parts	PRECOR FTS GLIDE CABLE ASSEMBLY			1	155.00	155.00T
Parts	PRECOR LEG EXTENSION LOWER CABLE (CWR272200171)			1	85.36	85.36T
Parts	CABLE ASSEMBLY (UPPER CABLE)			1	155.00	155.00T
Parts	PRECOR PULL DOWN / ROW ROLLER PADS (CWR111700101)			2	95.00	190.00T
Parts	PRECOR BICEP / TRICEPS ARM PAD (CWR030058101)			1	155.70	155.70T
Parts	PRECOR LEG EXTENSION SEAT PAD (CWF050008101)			1	125.70	125.70T
Parts	PRECOR PEC FLY ADJUSTMENT KNOB (CWR150049101)			2	42.36	84.72T
Labor	Labor			3	80.00	240.00
Freight Sales (INV)	Freight Charges are subject to change				75.00	75.00

				Subtotal	\$1,266.48
				Sales Tax (0.0%)	\$0.00
<p>Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.</p>				Total	\$1,266.48
				Payments/Credits	\$0.00
				Balance Due	\$1,266.48



Sales and Use Tax Return

DR-15EZ
R. 01/20
Rule 12A-1.097, F.A.C.
Effective 01/20
Page 1 of 2

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZ), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at floridarevenue.com/forms.

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

MAY 2023

T

┐

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

Waterset Central Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614-8390

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□ 235.38 □

Due: 06/20/23

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

□□□□□□

T

┐

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

Waterset Central Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614-8390

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

Please do not fold or staple.



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

Invoice

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

Billing Group #:	39057
Invoice Date:	June 09, 2023
Invoice #:	849925ES
Due Date:	July 03, 2023
Current Charges:	\$197.73
Last Payment:	\$362.59
Payment Date:	May 18, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$197.73

Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	03/31/23 - 05/01/23	433.60	\$152.19
Fuel	03/31/23 - 05/01/23	11.62	\$4.08
Commodity Charges Sub Total:		445.22	\$156.27
Transportation			\$35.51
Transportation Charges Sub Total:			\$35.51
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$197.73
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$197.73

ARE YOU USING CLICK?

FNG commercial customers can access all their accounts in one place, pay online, enroll in paperless billing and even analyze energy costs! Get your access to the CLICK portal by visiting click.onlyfng.com or contacting your energy manager.

Please detach and remit this portion with your payment

		Customer Information		Make Checks Payable To: Florida Natural Gas	
Billing Group #:	39057	<div>Waterset Central CDD Accounts Payable 3434 Colwell Ave Unit 200 Tampa, FL 33544-0000</div>		Please include your Billing Group # on your check.	
Invoice Date:	June 09, 2023			Wire/ACH Payment To:	
Invoice #:	849925ES			If you are interested in setting up ACH payments with Florida Natural Gas, please contact our Customer Care team at 877.436.4427 for additional information.	
Due Date:	July 03, 2023				
Current Charges:	\$197.73				
Last Payment:	\$362.59				
Payment Date:	May 18, 2023				
Prior Balance Due:	\$0.00				
Total Amount Due:	\$197.73			Mail Payment To:	
Amount Paid:				Florida Natural Gas P.O. Box 934726 Atlanta, GA 31193-4726	



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

Page 2 of 2

Invoice #: 849925ES

Account Detail

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

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	03/31/23 - 05/01/23	433.60	\$0.3510	\$152.19
Fuel	03/31/23 - 05/01/23	11.62	\$0.3510	\$4.08
Totals:		445.22		\$156.27

Transportation Charges				
Description		Units	Price	Cost
Transportation		433.60	\$0.0819	\$35.51
Totals:				\$35.51

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

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

Total Account Charges: \$197.73

**Your Monthly Invoice****Account Summary**

New Charges Due Date	6/12/23
Billing Date	5/17/23
Account Number	813-649-0263-041723-5
PIN	
Previous Balance	109.98
Payments Received Thru 4/26/23	-109.98
Thank you for your payment!	
Balance Forward	.00
New Charges	114.98
Total Amount Due	\$114.98



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frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



MyFrontier app



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 17 05172023 NNNNNNNY 01 995862

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

PAYMENT STUB

Total Amount Due	\$114.98
New Charges Due Date	6/12/23
Account Number	813-649-0263-041723-5
Amount Enclosed	\$

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

250003813649026304172300000000000000114985



Date of Bill
Account Number

5/17/23
813-649-0263-041723-5

NEXT-GENERATION BUSINESS COMMUNICATIONS

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One simple app for phone, video,
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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

5/17/23
813-649-0263-041723-5

CURRENT BILLING SUMMARY

Local Service from 05/17/23 to 06/16/23

Qty Description 813/649-0263.0

Non Basic Charges

Business Fiber Internet 1 Gig

1 Usable Static IP Address

Total Non Basic Charges**TOTAL 114.98****Charge**

94.99

19.99

114.98**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$114.98 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.





WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 06/14/2023

Amount: 200.00

Event Date: 10/23/22

Payable to: Gennah white

Address: 6913 Paradiso Dr Apollo Beach, Fl 33572

Description: Rental Deposit Refund

Requestor: Aylah Veira

Special Instructions:
1) Code to 001-20205

Approved by: _____

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 06/19/2023

Amount: 200.00

Event Date: 02/24/23

Payable to: Gennah white

Address: 6913 Paradiso Dr Apollo Beach, Fl 33572

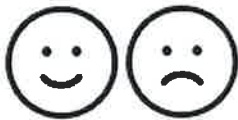
Description: Rental Deposit Refund

Requestor: Aylah Veira

Special Instructions:
1) Code to 001-36990-1025

Approved by: _____

Waterset Central CDD



Let Waterset Central CDD know how your experience was

\$200.00

Gathering Room Deposit\$200.00

Total\$200.00

A handwritten signature in black ink, appearing to read "K. W. H.", is written below the total amount.



Waterset Central CDD
9428 Camden Field Pkwy

Riverview, FL 33578

MasterCard 0851 (Swipe)



GENNAH WHITE

Feb 24
2022 at
4:41
PM
#J42U
Auth
code:
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RECEIVED
06/06/23

Invoice

Attention:
Waterset Central CDD
Mr. Grant Phillip
c/o Rizzetta & Company, Inc.
Riverview, FL 33578

Invoice Number: 48007
Invoice Date: May 31, 2023
Month Ending: May 31, 2023
Project Manager: PLATE, TIMOTHY M.
Project Number: CDD WA 1001

Project Name: Waterset Central CDD Misc. Services

		Hours	Rate	Amount
Landscape Architect III	update the maintenance exhibit per client comments	1.00	150.00	\$150.00
Total Professional Services		1.00		\$150.00
Previously Billed				\$3,420.00
Maximum Allowable				\$5,000.00
Net Professional Services				\$150.00
Invoice Total				\$150.00

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.



Hillsborough
County Florida

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023



Summary of Account Charges

Previous Balance	\$8,977.45
Net Payments - Thank You	\$-8,977.45
Total Account Charges	\$4,023.24

AMOUNT DUE	\$4,023.24
-------------------	-------------------

Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on HCFLGov.net/WaterRestrictions. Call (813) 224-8993 to report a violation.

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7687161865



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2,493 8

DUE DATE	07/03/2023
AMOUNT DUE	\$4,023.24
AMOUNT PAID	

0076871618658 00004023248



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

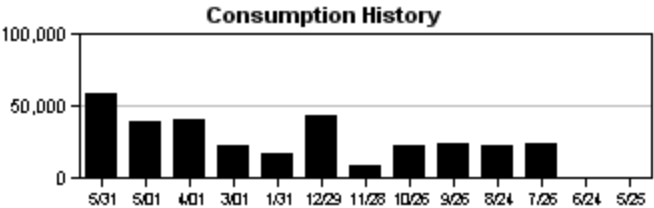
Service Address: 6116 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	05/01/2023	9613	05/31/2023	10201	58800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$18.45
Total Service Address Charges	\$18.45



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

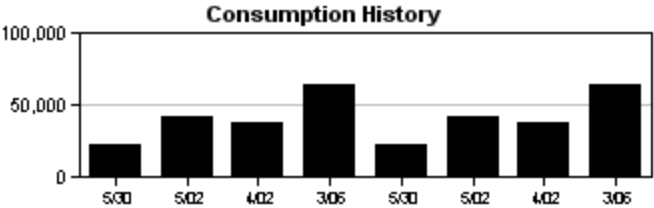
Service Address: 5701 MADRIGAL WAY

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	05/02/2023	145590	05/30/2023	167743	22153 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$66.90
Water Base Charge	\$27.45
Water Usage Charge	\$35.38
Sewer Base Charge	\$66.53
Sewer Usage Charge	\$126.49
Total Service Address Charges	\$328.03





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	05/01/2023	123128	05/31/2023	125884	275600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$52.43

Total Service Address Charges \$52.43



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

Service Address: 5910 COVINGTON GARDEN DR

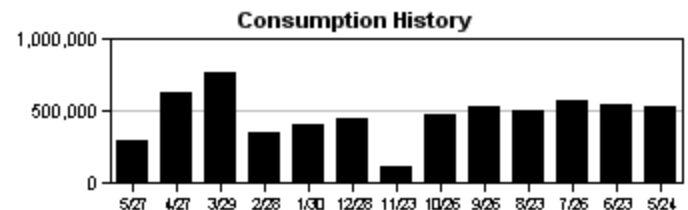
S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	04/27/2023	227734	05/27/2023	230709	297500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$101.56

Total Service Address Charges \$101.56





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

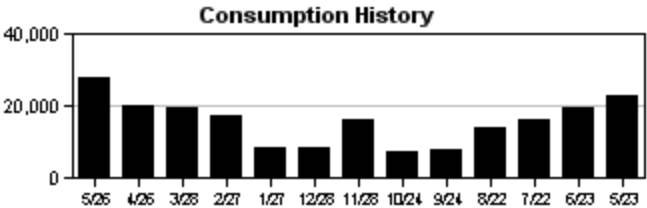
Service Address: 7533 PARADISO DR-RECLAIM

S-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	04/26/2023	7014	05/26/2023	7293	27900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.46
Total Service Address Charges	\$10.46



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

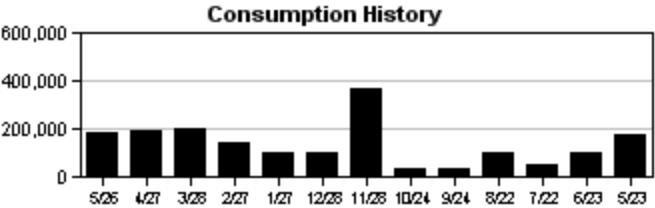
Service Address: 7301 PARADISO DR

S-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	04/27/2023	56711	05/26/2023	58517	180600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$32.30
Total Service Address Charges	\$32.30





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

Service Address: 7281 PARADISO AVE

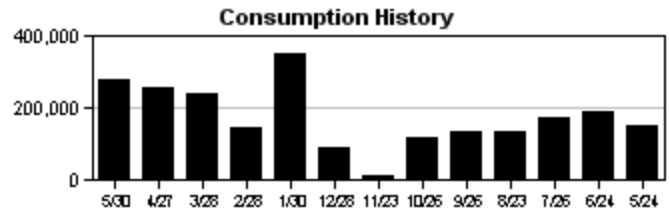
S-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	04/27/2023	34096	05/30/2023	36103	200700 GAL	ESTIMATED	WATER
54230101	04/27/2023	18336	05/30/2023	19082	74600 GAL	ESTIMATED	WATER
60998080	04/27/2023	170054	05/27/2023	174153	409900 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$831.41
Water Base Charge	\$68.63
Water Usage Charge	\$1,125.94
Sewer Base Charge	\$114.42
Sewer Usage Charge	\$425.97
Reclaimed Water Charge	\$73.91
Total Service Address Charges	\$2,645.56

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

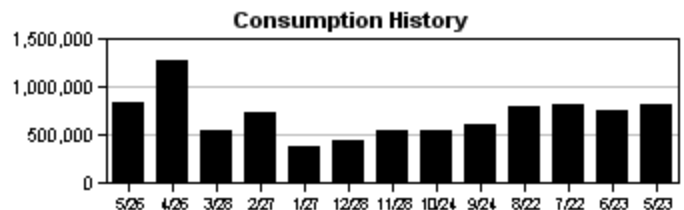
Service Address: 7030 RESERVOIR CT-RECLAIM

S-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111733	04/26/2023	201157	05/26/2023	209401	824400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$358.69
Total Service Address Charges	\$358.69





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

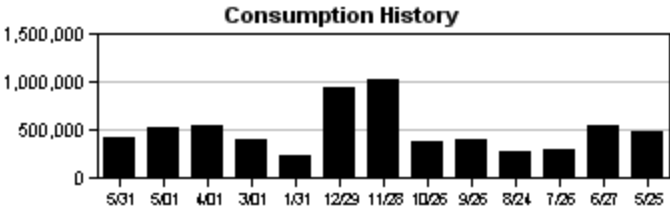
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

S-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	05/01/2023	98668	05/31/2023	102869	420100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$93.84
Total Service Address Charges	\$93.84



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

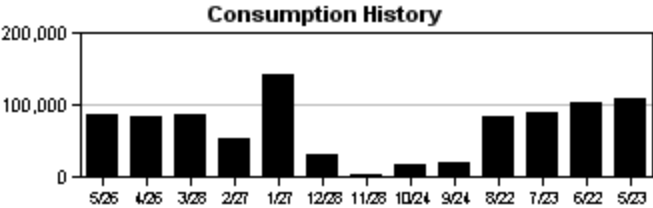
Service Address: 7054 RESERVOIR CT-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	04/26/2023	34435	05/26/2023	35310	87500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$19.75
Total Service Address Charges	\$19.75





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

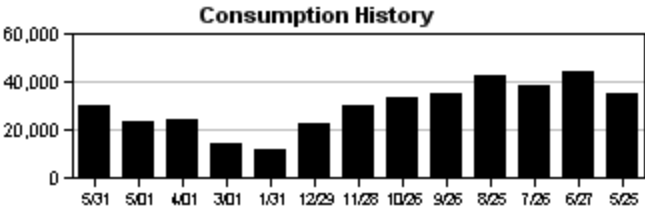
Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11675756	05/01/2023	6689	05/31/2023	6990	30100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.31
Total Service Address Charges	\$10.31



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	05/01/2023	3697	05/31/2023	3873	17600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.11
Total Service Address Charges	\$8.11





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

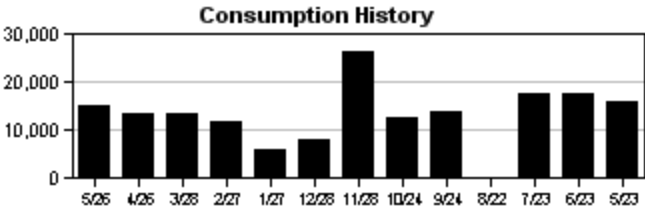
Service Address: 5521 SILVER SUN DR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	04/26/2023	5965	05/26/2023	6117	15200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.51
Total Service Address Charges	\$7.51



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907326	05/01/2023	6549	05/31/2023	6748	19900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.69
Total Service Address Charges	\$8.69





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

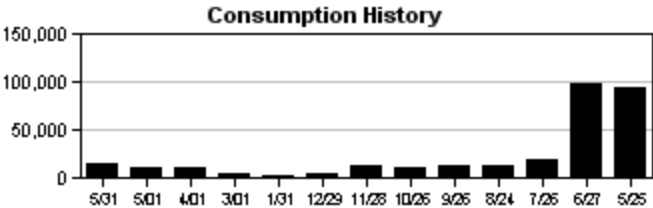
Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11321094	05/01/2023	6464	05/31/2023	6614	15000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.46
Total Service Address Charges	\$7.46



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

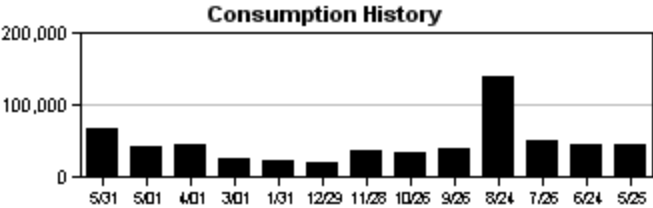
Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907327	05/01/2023	10057	05/31/2023	10713	65600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$20.49
Total Service Address Charges	\$20.49





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

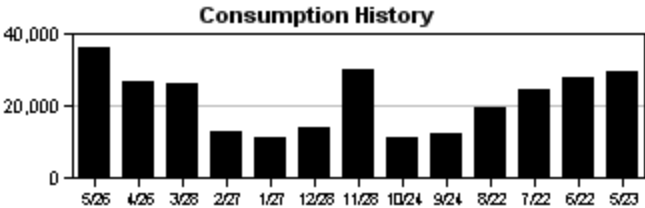
Service Address: 7306 GOLDEN SKY CT

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	04/26/2023	9597	05/26/2023	9957	36000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$13.73
Total Service Address Charges	\$13.73



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

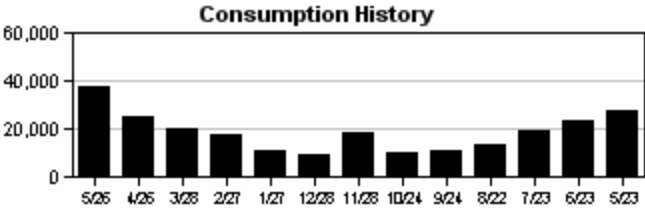
Service Address: 7020 SAGUARO WAY-RECLAIM

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	04/26/2023	9932	05/26/2023	10306	37400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.44
Total Service Address Charges	\$12.44





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

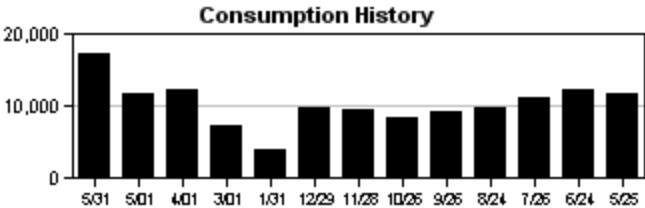
Service Address: 6112 SEA AIR DR

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	05/01/2023	4459	05/31/2023	4632	17300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.04
Total Service Address Charges	\$8.04



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	05/01/2023	2985	05/31/2023	3065	80 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.22
Total Service Address Charges	\$5.22





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

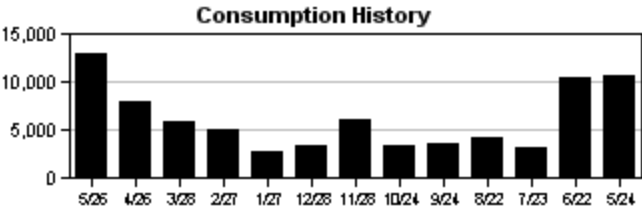
Service Address: 7310 BETEL PALM CT I

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	04/26/2023	5442	05/26/2023	5571	12900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$38.96
Water Base Charge	\$13.73
Water Usage Charge	\$22.26
Total Service Address Charges	\$80.23



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/12/2023	07/03/2023

Service Address: 6060 MILESTONE DR

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	05/01/2023	190619	05/31/2023	199733	911400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$179.94
Total Service Address Charges	\$179.94



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 05/31/2023

Amount: 200.00

Event Date: 05/26/23

Payable to: James Zwijacz

Address: 6223 Voyagers Pl Apollo Beach, fl 33572

Description: Rental Deposit Refund

Requestor: Aylah Veira

Special Instructions:

1) Code to 001-36990-1025

Approved by: _____

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Request Date: 05/25/2023

Amount: 200.00

Event Date: 06/11/23

Payable to: Lester Gonzalez

Address: 7216 Paradiso Dr Apollo Beach, fl 33572

Description: Rental Deposit Refund

Requestor: Aylah Veira

Special Instructions:

1) Code to 001-36990-1025

Approved by: _____

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



INVOICE

BILL TO

Waterset Central
Community Development
District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue ,
Suite 200
Tampa, FL 33614

INVOICE # 003061

DATE 06/15/2023

DUE DATE 07/15/2023

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Waterset Central Community Development District (Hillsborough County, Florida) \$16,860,000 Special Assessment Bonds, Series 2018 – Rebatable Arbitrage Calculation for the period ended May 13, 2023	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business

INVOICE

RECEIVED
05/16/23



MDS Handyman & Pressure Cleaning Co.,LLC

104 12th Street SW
Ruskin, FL 33570

813-260-7322
Fax:813-641-0256
Mdshandyman2017@gmail.com

BILL TO

Waterset Central Cdd
3434 Colwell Avenue suite 200
Tampa FL 33614
Watersetmanager@castlegroup.com

INVOICE #

1874

INVOICE DATE

02/01/2023

DESCRIPTION	AMOUNT
Replace and reinstall soffit in several spots at the club house Two men two days by ladder all materials and labor	2,300.00
TOTAL	\$2,300.00 USD

TERMS & CONDITIONS

Customer Acceptance(sign below):

x_____

Thank you

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

Pest Control Division**RECEIVED**
06/13/23

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572
 Date: 6/19/23

Account Number: 12545
Invoice Number: 298103
Previous Balance: \$0.00
Commercial General Pests: \$185.00
Sales Tax: \$0.00
Service Amount: \$185.00

Call for a FREE Lawn Care Quote!**Next service FREE for each referral!*****10% Discount with yearly Prepayment!***

* Exclusions apply. Call office for details.

Check /Cash: _____

Technician(s): BK**Treatment Area**

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

Structure

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

Frequency

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

Type of Service

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

General Pest

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

Treatment

- ☐ Advion Ant Bait Station .1%
☐ Advion Ant Gel Bait .05%
☐ Advion Roach Bait Stn .5%
☐ Advion Roach Gel Bait .6%
☐ Alpine Aerosol .25%
☐ Biozyme
☐ CM Insect Monitors
☐ Dekko Silver Fish Paks 20%
☐ D-Fense Dust .05%
☐ Gentrol Liquid 9%
☒ Inspection
☐ Maxforce Quantum .03%

- ☐ Niban FG 5%
☐ Nyguard IGR 10%
☐ Onslaught 6.4%
☒ Perimeter Sweep
☐ Taurus .06%
☐ Talstar Xtra .25%
☐ Transport GHP .11%
☒ Transport Mikron .11%
☐ Vector Bio 5
☐ Wasp Freeze .1%
☐ Web Out 10.5%
☐ _____

Rodent Control

- ☐ Mice
☐ Rats
☐ _____

Treatment

- ☐ CM Rat Snap Traps
☒ Contrac Blox Bait .005%
☐ Final Blox Bait .005%
☐ Rodent Bait Stations
☐ T-Rex Rat Snap Traps
☐ Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.**Ask us about Automatic Payments or Paperless Billing.**

Instructions: _____

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

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

Date: 6/7/23**Account Number:** 12545

Invoice Number: 298564

Previous Balance: \$0.00**Commercial General Pests** \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check /Cash: _____

Technician(s): Alex**Call for a FREE Lawn Care Quote!****Next service FREE for each referral!*****10% Discount with yearly Prepayment!***

* Exclusions apply. Call office for details.

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

General Pest

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

Treatment

- ☐ Advion Ant Bait Station .1%
☐ Advion Ant Gel Bait .05%
☐ Advion Roach Bait Stn .5%
☐ Advion Roach Gel Bait .6%
☐ Alpine Aerosol .25%
☐ Biozyme
☐ CM Insect Monitors
☐ Dekko Silver Fish Paks 20%
☐ D-Fense Dust .05%
☐ Gentrol Liquid 9%
☒ Inspection
☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
☐ Nyguard IGR 10%
☐ Onslaught 6.4%
☐ Perimeter Sweep
☐ Taurus .06%
☐ Talstar Xtra .25%
☐ Transport GHP .11%
☐ Transport Mikron .11%
☐ Vector Bio 5
☐ Wasp Freeze .1%
☐ Web Out 10.5%
☒ Advance 375 A

Rodent Control

- ☐ Mice
☐ Rats
☐ _____

Treatment

- ☐ CM Rat Snap Traps
☐ Contrac Blox Bait .005%
☐ Final Blox Bait .005%
- ☐ Rodent Bait Stations
☐ T-Rex Rat Snap Traps
☐ Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.**Ask us about Automatic Payments or Paperless Billing.**

Instructions: _____



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

INVOICE

006-23-339911-1

DUE UPON RECEIPT

DATE 5/1/2023

BALANCE \$688.81

AMOUNT ENCLOSED \$

WATERSET CENTRAL CDD

3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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: 006-23-339911-1

5/1/2023

PROJECT DETAIL - PAGE 1



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

LOCATION **WATERSET**
PROJECT NAME **STREET SIGN REPAIRS**
CLIENT PO

ORDERED BY **KATIRIA PARODI**

CHARGES

PRICE EACH QTY TOTAL

1	LABOR / INSTALLATION, INSTALL, TAMPA, LOCAL <15 INSTALLATION COMPLETE AS PER WORK ORDER	\$155.00	1	\$155.00
2	SIGNAGE / DISPLAY, ORACAL VINYL, MEDIA ONLY, STICKER, 3MIL LAM, 16" MAX DOT WARNING DECAL	\$0.00	1	\$0.00
3	STREET SIGNAGE, CUSTOM (A) REPLACEMENT YIELD SIGN AND FRAME	\$485.75	1	\$485.75

SUB-TOTAL: \$640.75

TAX: \$0.00

TOTAL: \$640.75

RECEIVED
05/30/23

BALANCE DUE: \$640.75

WORK COMPLETED

✓ COMPLETED - MILESTONE & GOLDCOAST ROUNDABOUT: 1 MISSING YIELD SIGN

Thank you for your business!

Visit us online at www.onsightindustries.com

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



RECEIVED
06/13/23

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 14341739
Invoice Date 6/7/2023
Completed Date 6/7/2023
Payment Term Due Upon Receipt
Due Date 6/7/2023

Billing Address
Waterset Central CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

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

Description of work

Called to troubleshoot fans and water fountains not working. Both the fans in the covered area had power to them, but we're not putting out voltage after the transformer. We suggested replacing both fans. The water fountains had malfunctioning push buttons as there was no issue with the electrical outlet.

Task #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	\$165.00	\$165.00

Sub-Total	\$264.00
Tax	\$0.00
Total	\$264.00
Payment	\$0.00
Balance Due	\$264.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 13916389
Invoice Date 5/3/2023
Completed Date 6/9/2023
Payment Term Due Upon Receipt
Due Date 5/3/2023

Billing Address
Waterset Central CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

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

Description of work

4/28/2023- Tried locating direct buried 120v junction point feeding to 4 raised garden beds on pool deck with one very large palm tree in each one being removed on Monday, 5/1. I spoke directly to a gentleman in the clubhouse office, letting him know that we would be charging emergency rates, but that we would make it a point to get back out here Monday morning at some point. They do have two palm trees that they can work on first that will not need our assistance.

5/1/2023- Found buried hand hole junction point inside pool equipment area. Disconnected both switch leg feeds that beat out to the two specific low-voltage 300 W transformers. The customer wants us back out on Wednesday to assess any damage that is going to be done from the tree removals. Also, would like us to provide on-site proposals to redo what's necessary.

5/3/2023- Upon arrival, only one palm tree next to transformer had been removed down to the rooted area, and they were just starting to remove the exterior concrete from the second palm tree, next to transformer, and then the tree. Spoke to Scott and explained what all needed to be done prior to us being called back to repair and to reconnect as per necessary. The office will notify us when they are ready for next appointment.

5/8/23: Checked conduits for any damaged areas as well as wiring within. Discussed with Kathy about removing transformers from pool deck area and reinstalling their existing transformers in pool equipment area near direct burial junction for pool lighting as well as GFCI protecting pool lighting system. She requested that we submit an estimate and that they would discuss it on Thursday night's meeting. After testing wiring for proper operation of pool lights, we disconnected switch legs to that particular area so that way there was not 120 V anywhere near pool. Regardless of choice of committee, we will need to do a need to return to install a two pole 20 amp Square D QO GFCI breaker.

Proposal to be sent separately.

Task #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel. (4/28/23)	1.00	\$99.00	\$99.00
LBR-2.50 SVC	2.5 Labor Hours - Service Technician (4/28/23)	1.00	\$412.50	\$412.50
ER LBR-5.00 ER	5 Labor Hours - Service Technician (5/1/23) ER	1.00	\$975.00	\$975.00
LBR-1.00 SVC	1 Labor Hours - Service Technician (5/3/23)	1.00	\$165.00	\$165.00
LBR-3.00 SVC	3 Labor Hours - Service Technician (5/8/23)	1.00	\$495.00	\$495.00

Sub-Total	\$2,146.50
Tax	\$0.00
Total	\$2,146.50
Payment	\$0.00
Balance Due	\$2,146.50

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



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 0696-001108092
Invoice Date May 17, 2023
Previous Balance \$925.00
Payments/Adjustments -\$925.00
Current Invoice Charges \$693.21

Total Amount Due \$693.21	Payment Due Date June 06, 2023
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/02	100244	-\$925.00

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke Apollo Beach, FL Contract: 9696002 (C1) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:SOUTHCO - CLASS 1				
Waste/Recycling Overage 05/09		1.0000	\$79.93	\$79.93
Waste/Recycling Overage 05/16		1.0000	\$79.93	\$79.93
Pickup Service 06/01-06/30			\$201.81	\$201.81
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks Disposal:METRO: SINGLE STREAM-FEL				
Recycling Service 06/01-06/30			\$109.59	\$109.59
Recycling Processing Charge 06/01-06/30		1.0000	\$1.88	\$8.12
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$207.88
CURRENT INVOICE CHARGES				\$693.21

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due	\$693.21
Payment Due Date	June 06, 2023
Account Number	3-0696-0036370
Invoice Number	0696-001108092

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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	



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	0696-001114457
Invoice Date	June 17, 2023
Previous Balance	\$693.21
Payments/Adjustments	-\$693.21
Current Invoice Charges	\$1,401.94

Total Amount Due \$1,401.94	Payment Due Date July 07, 2023
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/12	5555555	-\$693.21

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
WaterSet Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTHCO - CLASS 1				
Waste/Recycling Overage 05/23		1.0000	\$79.93	\$79.93
Waste/Recycling Overage 05/31		1.0000	\$79.93	\$79.93
Waste/Recycling Overage 06/06		1.0000	\$79.93	\$79.93
Waste/Recycling Overage 06/13		1.0000	\$79.93	\$79.93
Pickup Service 07/01-07/31			\$201.81	\$201.81
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal:METRO: SINGLE STREAM-FEL				
Contaminated Materials 05/30	Rad	1.0000	\$175.00	\$175.00
Receipt Number 36017				
Contaminated Materials 06/13	Rad	1.0000	\$175.00	\$175.00
Receipt Number 39326				
Recycling Service 07/01-07/31			\$109.59	\$109.59
Recycling Processing Charge 07/01-07/31		1.0000	\$1.73	\$7.47
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$407.40
CURRENT INVOICE CHARGES				\$1,401.94



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due	\$1,401.94
Payment Due Date	July 07, 2023
Account Number	3-0696-0036370
Invoice Number	0696-001114457



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. 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 note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

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 without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our 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

Invoice

Date	Invoice #
6/1/2023	INV0000080647

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,615.75	\$1,615.75
Administrative Services	1.00	\$401.67	\$401.67
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$401.67	\$401.67
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,832.92	\$1,832.92
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,127.01
	Total		\$5,127.01



RECEIVED
06/01/23

Invoice

PO Box 917
Parrish, FL 34219

Date	Invoice #
6/1/2023	7514

Bill To

Waterset Central CDD
Rizzetta & Company

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-28 Waterways-June	3,600.00	3,600.00
**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219			
		Balance Due	\$3,600.00



Invoice

Squeegee Squad Tampa
2653 Star Apple Way
Sarasota, FL 34240

DATE	INVOICE #
3/1/2023	10983

BILL TO
waterset - CDD - Central CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

CUSTOMER/JOB
waterset - CDD - Central CDD
7281 Paradiso Dr
Apollo Beach, FL 33572

DUE DATE
03/15/2023

Serviced	Description	Quantity	Rate	Amount
03/01/2023	WCO - Window Cleaning Out Only	1	\$510.00	\$510.00
Sales Tax (8.5000%)				\$43.35
Total				\$553.35

Extra Charges:

Extra charges may apply where there is nicotine residue, excessive interior ladder work, exterior obstacles, furniture moving, etc. Additional charges also apply to remove stains from rust, hard water, oil/ tires, certain landscape stains, paint, caulk or stickers.

Notice of Responsibility:

Squeegee Squad is not responsible for etching or fogging on windows due to the use of chemicals requested by customer. Chemicals are used only at customer request to remove hard water stains. Squeegee Squad is not responsible for any scratches on tempered glass windows, as scrapers are used in cleaning windows and flaws in tempered glass may cause scratches. Squeegee Squad is not responsible for any scratches on tint film that has been applied to any windows. The company shall use ordinary care in performing all work, but shall not be liable for incidental or consequential damages, nor shall it be liable for injuries to persons or damage to property except those directly caused by negligent acts of the company's employees. Squeegee Squad will not be held responsible for any customer property that has a pre-existing condition that caused damage to said property during normal service practices by Squeegee Squad. Customers are encouraged to move any property, i.e. furniture and knick knacks, prior to our cleaning process. If the customer wants Squeegee Squad to move any property to access window, Squeegee Squad will not be held liable for any damage done during the moving process. Squeegee Squad is not responsible for damaging any removable grids that may have pre-existing conditions, have been poorly manufactured, have been installed too tightly, or have become too tightly fitting or brittle due to climate, sunshine, or temperature factors. Squeegee Squad will not be held responsible for mold, rust, or any other problems that may occur after pressure washing. The terms of this Agreement shall control in the event of any conflict between the terms of the Agreement and any other agreement or document. Additional charges apply for the treatment or removal of rust, hardwater stains, nicotine or paint.

Payment & Past Due Accounts:

Unless noted in this proposal, payment is due upon completion of work. A monthly finance charge, equal to the highest allowable interest rate, may be levied on customer's account if delinquent over 10 days. Any costs in collecting amounts past due, including attorneys' fees, shall be paid for by customer. Any cancellations with less than 2 business days notice may be subject to \$85 fee.

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
6/6/2023	9422

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

P.O. No.	Terms	Project
may /june 5B Amen...	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. MAY 2023	1,450.00	1,450.00
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. JUNE 2023 this is service bill for new pool added in 5B amenity for waterset central cdd, will be billed moving forward on central cdd monthly invoices this si for May and june 2023	1,450.00	1,450.00
Please make check payable to Suncoast Pool Service		Total	\$2,900.00

Phone #
(727) 271-1395

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
6/1/2023	9412

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

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

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

Phone #
(727) 271-1395



5521 Baptist Church Road
Tampa, FL 33610

RECEIVED
05/18/23

Invoice 11121

PO#	Date
	05/18/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#4587 - Waterset Blvd Sycamore Replacement	

Waterset Blvd Sycamore Replacement

Remove two Sycamores on the west side of WSBlvd. and replace with like size and caliper. Construct a water saucer over the entire root-ball at installation.



Enhancement - 11/30/2022

\$1,525.00

Total	\$1,525.00
Credits/Payments	(\$0.00)
Balance Due	\$1,525.00

RECEIVED
05/19/23



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11140

PO#	Date
	05/19/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

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

#5716 - 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 - 05/18/2023

\$1,560.00

Total	\$1,560.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$1,560.00



5521 Baptist Church Road
Tampa, FL 33610

RECEIVED
05/22/23

Invoice 11157

PO#	Date
	05/22/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

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

#5719 - Waterset Club Ginger to Petra Crotons

Waterset Club Ginger to Petra Crotons.

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



Enhancement - 05/22/2023

\$519.75

Total	\$519.75
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$519.75

RECEIVED
05/22/23



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11158

PO#	Date
	05/22/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#5720 - Waterset Club Bottlebrush to Mammy Crotons	

Waterset Club Bottlebrush to Mammy Crotons.

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



Enhancement - 05/22/2023

\$716.75

Total	\$716.75
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$716.75



5521 Baptist Church Road
Tampa, FL 33610

RECEIVED
05/22/23

Invoice 11159

PO#	Date
	05/22/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#5404 - Fakahatchee in-fills at Waterset Club	

In-fill Fakahatchee grasses to replace fallen oak tree, fill void in bed.



Enhancement - 05/22/2023

\$438.50

Total	\$438.50
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$438.50



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11160

PO#	Date
	05/22/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

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

#5721 - Waterset Club Ginger to Mammy Crotons

Waterset Club Ginger to Mammy Crotons.

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





Enhancement - 05/22/2023

\$716.75

Total	\$716.75
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$716.75

RECEIVED
05/22/23



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11161

PO#	Date
	05/22/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#6093 - Goldcoast / Milestone Firebush infills	

Dwarf Firebush Installs Goldcoast at Milestone



Enhancement - 05/22/2023

\$770.75

Total	\$770.75
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$770.75



RECEIVED
05/26/23

Invoice 11200

5521 Baptist Church Road
Tampa, FL 33610

PO#	Date
	05/26/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

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

#5718 - Remove & Replace Sabal Palm on north side of Reservoir.

Remove & Replace Sabal Palm on north side of Reservoir.



Enhancement - 05/26/2023

\$1,261.00

Total	\$1,261.00
Credits/Payments	(\$0.00)
Balance Due	\$1,261.00



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11201

PO#	Date
	05/26/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#6092 - Waterset Club Bouganvelia Infills	

Fill in the bare areas of Helen Johnson Bouganvelia at the entrance to the Waterset Club.



Enhancement - 05/26/2023

\$1,224.00

Total	\$1,224.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$1,224.00



5521 Baptist Church Road
Tampa, FL 33610

RECEIVED
05/26/23

Invoice 11202

PO#	Date
	05/26/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#6095 - Live Oak Replacements	

Completely remove 2 damaged live oak trees on Covington.

- Option for replacement included.



Tree Installation - 05/26/2023

\$1,824.00

Total	\$1,824.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$1,824.00



5521 Baptist Church Road
Tampa, FL 33610

RECEIVED
05/30/23

Invoice 11250

PO#	Date
	05/30/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#6091 - Waterset Club Jasmine (bare area fill-in)	

Fill in the bare area of confederate jasmine from the front door to the fence.



Enhancement - 05/25/2023

\$811.50

Total	\$811.50
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$811.50



5521 Baptist Church Road
Tampa, FL 33610

RECEIVED
05/31/23

Invoice 11274

PO#	Date
	05/31/2023
Sales Rep	Terms
Jay Grimaldi	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#4085 - Fertilization and Herbicide May 2023	\$3,159.00

May 2023

Application of granular fertilizer to St. Augustine areas \$3,159.00

Total	\$3,159.00
Credits/Payments	(\$0.00)
Balance Due	\$3,159.00



5521 Baptist Church Road
Tampa, FL 33610

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



Invoice 11275

PO#	Date
	05/31/2023
Sales Rep	Terms
Jay Grimaldi	Net 30

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#4086 - Pest Control May 2023	\$450.00

May 2023

Added pest control \$450.00

Total	\$450.00
Credits/Payments	(\$0.00)
Balance Due	\$450.00

RECEIVED
06/20/23



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11707

PO#	Date
	06/20/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#6094 - Sycamore Tree Replacement Paseo al Mar	

**Completely remove a fallen Sycamore on the north ROW of
Paseo Al Mar (PAM) in front of the Waterset Club.**

- Option for replacement included.



Enhancement - 06/16/2023

\$1,423.50

Total	\$1,423.50
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$1,423.50



5521 Baptist Church Road
Tampa, FL 33610

RECEIVED
06/02/23

Invoice 11333

PO#	Date
	06/02/2023
Sales Rep	Terms
Jeff Cane	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Description	Amount
#4084 - Landscape Maintenance Agreement June 2023	\$25,925.00

Total	\$25,925.00
Credits/Payments	(\$0.00)
Balance Due	\$25,925.00

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, FL 33572 US

INVOICE # 1348

DATE 06/11/2023

DUE DATE 06/11/2023

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/10/2023	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	2,000.00	2,000.00
06/10/2023		Payroll Verification for providing security at Waterset & Waterline Station on the following days & times: Pay Period: 5/28/23 -6/10/23 Week #1 Sun 5/28 7pm-12am=5hours Tue 5/30 7pm-12am=5hours Wed 5/31 7pm-12am=5hours Fri 6/2 7pm-12am=5hours Sat 6/3 7pm-12am=5hours & Week #2			

Thank you for entrusting Tampa 2 Security with your security needs. Marvin

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
------	----------	-------------	-----	------	--------

Sun 6/4
7pm-12am=5hours

Tue 6/6
7pm-12am=5hours

Wed 6/7
7pm-12am=5hours

Fri 6/9
7pm-12am=5hours

Sat 6/10
7pm-12am=5hours

Total hours = 50hours

According to the above sign
in/sign out info Tampa 2 Security
provided security at Waterset &
Waterline Station a total of 50
hours.
Pay Period: 5/28/23-6/10/23
50x \$40/hr = \$2000.00

Thank you for entrusting your
security needs at Waterset &
Waterline Station to Tampa 2
Security. Marvin

Although we prefer online payment,
Checks may be mailed to
Tampa 2 Security Inc
2102 Rottwell Court
Brandon, FL 33510

SUBTOTAL	2,000.00
TAX	0.00
TOTAL	2,000.00
BALANCE DUE	\$2,000.00

Thank you for entrusting Tampa 2 Security with your security needs. Marvin

Tampa 2 Security Inc
2102 Rottwell Court
Brandon, FL 33510 US
wegotycovered813@gmail.com

RECEIVED
05/26/23



INVOICE

BILL TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572 US

INVOICE # 1356

DATE 06/25/2023

DUE DATE 06/25/2023

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/24/2023	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	2,000.00	2,000.00
06/24/2023		Payroll Verification for providing security at Waterset & Waterline Station on the following days & times: Pay Period: 6/11-6/24 Week #1 Sun 6/11 7pm-12am=5hours Tue 6/13 7pm-12am=5hours Wed 6/14 7pm-12am=5hours Fri 6/16 7pm-12am=5hours Sat 6/17 7pm-12am=5hours & Week #2			

Thank you for entrusting Tampa 2 Security with your security needs. Marvin

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
------	----------	-------------	-----	------	--------

Sun 6/18
7pm-12am=5hours

Tue 6/20
7pm-12am=5hours

Wed 6/21
7pm-12am=5hours

Fri 6/23
7pm-12am=5hours

Sat 6/24
7pm-12am=5hours

Total hours = 50hours

According to the above sign
in/sign out info Tampa 2 Security
provided security @ Waterset
and Waterline Station for a total
of 50 hours
50 x \$40/hr= \$2,000

Thank you for entrusting your
security needs at Waterset &
Waterline Station to Tampa 2
Security. Marvin

Although we prefer online payment,
Checks may be mailed to
Tampa 2 Security Inc
2102 Rottwell Court
Brandon, FL 33510

SUBTOTAL	2,000.00
TAX	0.00
TOTAL	2,000.00
BALANCE DUE	\$2,000.00

Thank you for entrusting Tampa 2 Security with your security needs. Marvin



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: June 05, 2023

Amount Due: **\$371.33**

Due Date: June 26, 2023

Account #: 221008697536

Account Summary

Current Service Period: April 29, 2023 - May 30, 2023

Previous Amount Due \$371.33

Payment(s) Received Since Last Statement -\$371.33

Current Month's Charges **\$371.33**

Amount Due by June 26, 2023 \$371.33

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008697536

Due Date: June 26, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$371.33**

Payment Amount: \$ _____

640272884069

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

640272884069221008697536000000371330



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: June 05, 2023
Charges Due: June 26, 2023

Service Period: Apr 29, 2023 - May 30, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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 @ \$0.05169/kWh	\$6.87
Storm Protection Charge	133 kWh @ \$0.01466/kWh	\$1.95
Clean Energy Transition Mechanism	133 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	133 kWh @ \$0.00326/kWh	\$0.43
Florida Gross Receipt Tax		\$0.36
Franchise Fee		\$21.16
Municipal Public Service Tax		\$0.91
State Tax		\$26.16

Lighting Charges **\$371.33**

Total Current Month's Charges

\$371.33

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



ACCOUNT INVOICE

tampaelectric.com



WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

Statement Date: 05/04/2023
Account: 221008884712

Current month's charges:	\$1,192.59
Total amount due:	\$1,192.59
Payment Due By:	05/25/2023

Your Account Summary

Previous Amount Due	\$1,168.07
Payment(s) Received Since Last Statement	-\$1,168.07
Current Month's Charges	<u>\$1,192.59</u>
Total Amount Due	\$1,192.59



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety
for more safety tips.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
TampaElectric.com/BizSave.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008884712

Current month's charges:	\$1,192.59
Total amount due:	\$1,192.59
Payment Due By:	05/25/2023

Amount Enclosed \$ _____

647680232411

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

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

6476802324112210088847120000001192594

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

Bright ChoicesSM – 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.

Storm Surcharge – The charge that will recover the cost of storms charged to the storm reserve.

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

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

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

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

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

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.



ACCOUNT INVOICE

tampaelectric.com



Account: 221008884712
Statement Date: 05/04/2023
Current month's charges due 05/25/2023

Details of Charges – Service from 03/30/2023 to 04/28/2023

Service for: 5701 MADRIGAL WAY, AMENITY, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	04/28/2023	15,278		7,735		7,543 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	7,543 kWh @ \$0.07990/kWh	\$602.69
Fuel Charge	7,543 kWh @ \$0.05239/kWh	\$395.18
Storm Protection Charge	7,543 kWh @ \$0.00400/kWh	\$30.17
Clean Energy Transition Mechanism	7,543 kWh @ \$0.00427/kWh	\$32.21
Storm Surcharge	7,543 kWh @ \$0.01061/kWh	\$80.03
Florida Gross Receipt Tax		\$29.81

Electric Service Cost

\$1,192.59

Total Current Month's Charges

\$1,192.59

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

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](https://www.tampaelectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

Statement Date: June 05, 2023

Amount Due: \$2,554.48

Due Date: June 26, 2023

Account #: 221008884712

Past Due – Pay Immediately

Account Summary

Current Service Period: April 29, 2023 - May 30, 2023

Previous Amount Due	\$1,192.59
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	PAID \$1,192.59
Current Month's Charges – Pay by June 26, 2023	\$1,361.89

Amount Due \$2,554.48

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

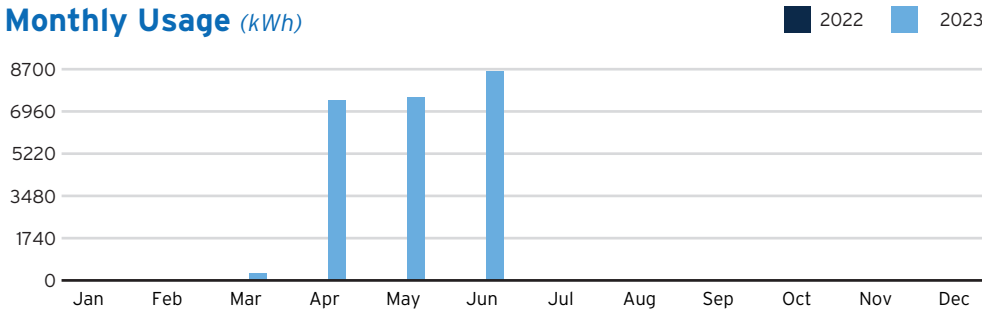


Your average daily kWh used was **7.57% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008884712

Due Date: June 26, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,554.48

Payment Amount: \$ _____

639038312775

Past Due – \$1,192.59

Current – \$1,361.89

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6390383127752210088847120000002554489



Service For:
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: June 05, 2023
Charges Due: June 26, 2023

Meter Read

Service Period: Apr 29, 2023 - May 30, 2023

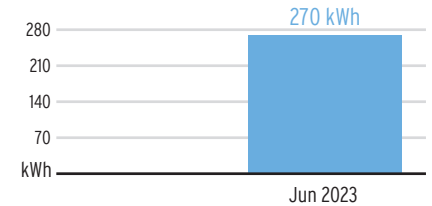
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	05/30/2023	23,903		15,278		8,625 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	8,625 kWh @ \$0.07990/kWh	\$689.14
	Fuel Charge	8,625 kWh @ \$0.05239/kWh	\$451.86
	Storm Protection Charge	8,625 kWh @ \$0.00400/kWh	\$34.50
	Clean Energy Transition Mechanism	8,625 kWh @ \$0.00427/kWh	\$36.83
	Storm Surcharge	8,625 kWh @ \$0.01061/kWh	\$91.51
	Florida Gross Receipt Tax		\$34.05
	Electric Service Cost		\$1,361.89

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$1,361.89

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: June 05, 2023

Amount Due: \$32.90

Due Date: June 26, 2023

Account #: 221008930457

Account Summary

Current Service Period: May 02, 2023 - May 31, 2023


Previous Amount Due	\$32.90
Payment(s) Received Since Last Statement	-\$32.90
Current Month's Charges	\$32.90

Amount Due by June 26, 2023 \$32.90

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.



Save energy and get cash back with natural gas equipment

- Cooking
- Drying
- Water heating
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008930457

Due Date: June 26, 2023



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$32.90

Payment Amount: \$ _____

639038312776

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6390383127762210089304570000000032904



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: June 05, 2023
Charges Due: June 26, 2023


Meter Read

Service Period: May 02, 2023 - May 31, 2023

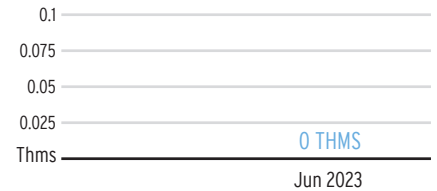
Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	05/31/2023	0	0	0 CCF	1.038	1.1168	0.0 Therms	30 Days

Charge Details

	Natural Gas Charges	
	Customer Charge	\$30.60
	Natural Gas Service Cost	\$30.60
	State Tax	\$2.30
	Total Natural Gas Cost, Local Fees and Taxes	\$32.90

Avg THMS Used Per Day



Important Messages

Total Current Month's Charges

\$32.90

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Residential Customer Care:

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249
Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747

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Waterset Central CDD

Teco Summary

Master Summary Account #321000017137

May-23

Summary Account #321000017137

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
221003734730	6/6/2023	Phase 4 South	001-53200-4301	\$222.10	Pool Heaters - Gas
221004023737	6/6/2023	7281 Paradiso Dr.	001-53200-4301	\$48.38	Pool Heater - Gas
211018655814	6/6/2023	6044 Milestone Dr	001-53100-4301	\$47.73	Sign
211019514606	6/6/2023	6350 Camino Dr.	001-53100-4301	\$26.20	Irrigation
211021571990	6/6/2023	7008 Waterline Ct	001-53100-4301	\$27.56	Irrigation
211023029229	6/6/2023	5490 Wayfarer Ave.	001-53100-4301	\$26.21	Irrigation
211024719158	6/6/2023	Covington Garden Dr, PH 5B2	001-53100-4307	\$2,184.11	Street Lights
211024779442	6/6/2023	Waterset Blvd & Reservoir Way	001-53100-4307	\$3,574.00	Street Lights
221003491596	6/6/2023	7281 Paradiso Dr.	001-53100-4301	\$2,872.37	General Service
221006521464	6/6/2023	7302 Paradiso Dr.	001-53100-4304	\$26.71	Pool Heaters
221006546453	6/6/2023	6002 Covington Garden Dr. S	001-53100-4301	\$27.38	General Service
221007184437	6/6/2023	6930 Goldcoast Ave.	001-53100-4304	\$27.22	General Service
221007705355	6/6/2023	30th Street	001-53100-4307	\$420.40	Street Lights
221007764808	6/6/2023	7054 Reservior Ct	001-53100-4301	\$27.88	Irrigation
221008097190	6/6/2023	Waterset Phase 5A2-2B	001-53100-4307	\$1,114.00	Street Lights
		Deposit	01-15601		Deposits
		TOTAL		\$10,672.25	

Summary

Utility Services	001-53100-4301	\$3,055.33
Recreation	001-53100-4304	\$53.93
Street Lights	001-53100-4307	\$7,292.51
Recreation	001-53200-4301	\$270.48
Deposit	001-15601	\$0.00
Credit		(\$0.40)

TOTAL

\$10,671.85 *Amount of Check



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

Statement Date: June 06, 2023

Amount Due: \$10,671.85

Due Date: June 20, 2023

Account #: 321000017137

Account Summary

Previous Amount Due	\$11,069.20
Payment(s) Received Since Last Statement	-\$11,069.20
Miscellaneous Credits	-\$0.40
Credit Balance After Payments and Credits	-\$0.40
Current Month's Charges	\$10,672.25

Amount Due by June 20, 2023 \$10,671.85

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

Your Locations With The Highest Usage



7281 PARADISO DR,
APOLLO BEACH, FL
33572-1637

**16,435
KWH**



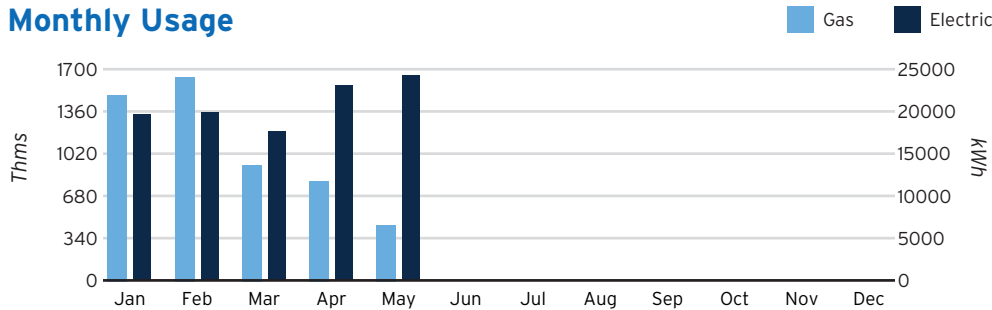
6044 MILESTONE DR,
SIGN, APOLLO BEACH,
FL 33572-2611

**135
KWH**



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000017137

Due Date: June 20, 2023



Pay your bill online at PeoplesGas.com or TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$10,671.85

Payment Amount: \$ \$10,671.85

700250002614

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

7002500026143210000171370000010671850

Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month

Increased Same Decreased

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637										Sub-Account Number: 221003734730					
Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount	
ANX04032	05/01/2023	26,515		26,141		374 CCF		1.038		1.1168		433.6 Therms	31 Days	\$222.10	
														<div>▼</div>	44.9%
Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637										Sub-Account Number: 221004023737					
Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount	
SHI14676	05/01/2023	26		26		0 CCF		1.038		1.0000		0.0 Therms	31 Days	\$48.38	
														<div>▼</div>	100.0%
Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611										Sub-Account Number: 211018655814					
Meter	Read Date	Current	-	Previous	=	Total Used		Multiplier		Billing Period		Amount			
1000534960	04/28/2023	3,210		3,075		135 kWh		1		30 Days		\$47.73			
														<div>▼</div>	11.8%
Service Address: 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438										Sub-Account Number: 211019514606					
Meter	Read Date	Current	-	Previous	=	Total Used		Multiplier		Billing Period		Amount			
1000533624	04/28/2023	252		245		7 kWh		1		30 Days		\$26.20			
														<div>▲</div>	16.7%
Continued on next page →															

Continued on next page →

For more information about your bill, please visit [PeoplesGas.com](#) or [TampaElectric.com](#)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](#) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](#) or [TampaElectric.com](#)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](#). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
[PeoplesGas.com](#) or [TampaElectric.com](#)
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Natural Gas Outages: 877-832-6747
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909
Natural Gas Energy Conversation Rebates: 877-832-6747

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Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month



Increased



Same



Decreased

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

Sub-Account Number: 211021571990

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621293	04/28/2023	305		290		15 kWh	1	30 Days	\$27.56
									7.1%

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

Sub-Account Number: 211023029229

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835917	04/28/2023	257		245		12 kWh	1	29 Days	\$26.21
									0.0%

Service Address: COVINGTON GARDEN DRIVE PH 5B2, APOLLO BEACH, FL 33572

Sub-Account Number: 211024719158

Amount: \$2,184.11

Service Address: WATERSSET BL AND RESEVOIR WAY, APOLLO BEACH, FL 33572

Sub-Account Number: 211024779442

Amount: \$3,574.00

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Sub-Account Number: 221003491596

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000864538	04/28/2023	62,014		45,579		16,435 kWh	1	30 Days	\$2,872.37
1000864538	04/28/2023	34.52		0		34.52 kW	1	30 Days	14.3%
1000864536	04/28/2023	19,938		12,296		7,642 kWh	1	30 Days	
1000864536	04/28/2023	24.78		0		24.78 kW	1	30 Days	

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

Sub-Account Number: 221006521464

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451792	04/28/2023	360		350		10 kWh	1	30 Days	\$26.71
									0.0%

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

Sub-Account Number: 221006546453

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000559561	04/28/2023	448		434		14 kWh	1	30 Days	\$27.38
									0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 221007184437

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534959	04/28/2023	417		404		13 kWh	1	30 Days	\$27.22
									0.0%

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

Sub-Account Number: 221007705355

Amount: \$420.40

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

Sub-Account Number: 221007764808

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475292	04/28/2023	801		779		22 kWh	1	29 Days	\$27.88
									0.0%

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

Sub-Account Number: 221008097190

Amount: \$1,114.00

Total Current Month's Charges

\$10,672.25



Sub-Account #: 221003734730
Statement Date: 06/01/2023

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read


Meter Location: Pool Heaters

Service Period: 04/01/2023 - 05/01/2023

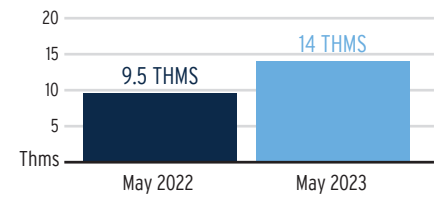
Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	05/01/2023	26,515	26,141	374 CCF	1.038	1.1168	433.6 Therms	31 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$45.00
Distribution Charge	433.6 THMS @ \$0.35855	\$155.47
Swing Service Charge	433.6 THMS @ \$0.02080	\$9.02
Florida Gross Receipts Tax		\$12.61
Natural Gas Service Cost		\$222.10

Avg THMS Used Per Day



Current Month's Natural Gas Charges

\$222.10

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 06/01/2023

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: Water Heaters

Service Period: 04/01/2023 - 05/01/2023

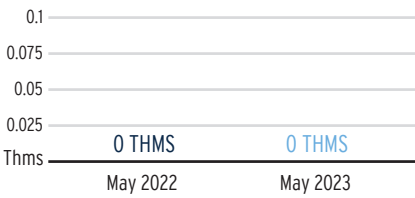
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SHI14676	05/01/2023	26	26	0 CCF	1.038	1.0000	0.0 Therms	31 Days

Charge Details

	Natural Gas Charges	
	Customer Charge	\$45.00
	Natural Gas Service Cost	\$45.00
	State Tax	\$3.38
	Total Natural Gas Cost, Local Fees and Taxes	\$48.38

Avg THMS Used Per Day



Current Month's Natural Gas Charges **\$48.38**

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 06/01/2023

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


Meter Read

Service Period: 03/30/2023 - 04/28/2023

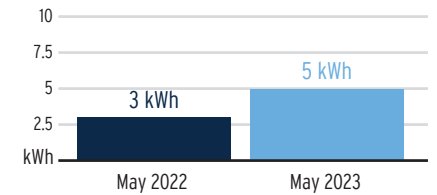
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	04/28/2023	3,210		3,075		135 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	135 kWh @ \$0.07990/kWh	\$10.79
Fuel Charge	135 kWh @ \$0.05239/kWh	\$7.07
Storm Protection Charge	135 kWh @ \$0.00400/kWh	\$0.54
Clean Energy Transition Mechanism	135 kWh @ \$0.00427/kWh	\$0.58
Storm Surcharge	135 kWh @ \$0.01061/kWh	\$1.43
Florida Gross Receipt Tax		\$1.10
Electric Service Cost		\$44.01
State Tax		\$3.72
Total Electric Cost, Local Fees and Taxes		\$47.73

Avg kWh Used Per Day



Current Month's Electric Charges

\$47.73

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 06/01/2023

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

Meter Read

Service Period: 03/30/2023 - 04/28/2023

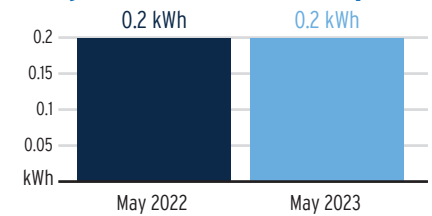
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	04/28/2023	252		245		7 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	7 kWh @ \$0.07990/kWh	\$0.56
Fuel Charge	7 kWh @ \$0.05239/kWh	\$0.37
Storm Protection Charge	7 kWh @ \$0.00400/kWh	\$0.03
Clean Energy Transition Mechanism	7 kWh @ \$0.00427/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.01061/kWh	\$0.07
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$24.16
State Tax		\$2.04
Total Electric Cost, Local Fees and Taxes		\$26.20

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.20

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 06/01/2023

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

Meter Read

Service Period: 03/30/2023 - 04/28/2023

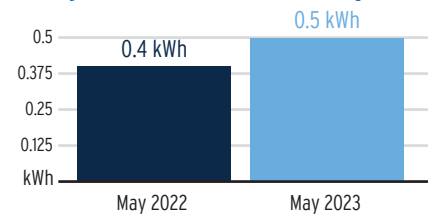
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	04/28/2023	305		290		15 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	15 kWh @ \$0.07990/kWh		\$1.20
Fuel Charge	15 kWh @ \$0.05239/kWh		\$0.79
Storm Protection Charge	15 kWh @ \$0.00400/kWh		\$0.06
Clean Energy Transition Mechanism	15 kWh @ \$0.00427/kWh		\$0.06
Storm Surcharge	15 kWh @ \$0.01061/kWh		\$0.16
Florida Gross Receipt Tax			\$0.64
Electric Service Cost			\$25.41
State Tax			\$2.15
Total Electric Cost, Local Fees and Taxes			\$27.56

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.56

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$0.40
Total Current Month's Credits	-\$0.40

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 06/01/2023

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

Meter Read

Meter Location: IRRIGATION

Service Period: 03/31/2023 - 04/28/2023

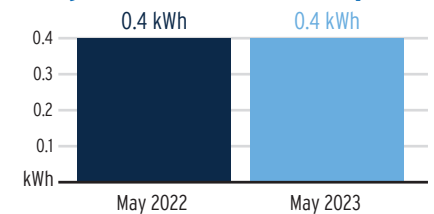
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	04/28/2023	257		245		12 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	12 kWh @ \$0.07990/kWh		\$0.96
Fuel Charge	12 kWh @ \$0.05239/kWh		\$0.63
Storm Protection Charge	12 kWh @ \$0.00400/kWh		\$0.05
Clean Energy Transition Mechanism	12 kWh @ \$0.00427/kWh		\$0.05
Storm Surcharge	12 kWh @ \$0.01061/kWh		\$0.13
Florida Gross Receipt Tax			\$0.60
Electric Service Cost			\$24.17
State Tax			\$2.04
Total Electric Cost, Local Fees and Taxes			\$26.21

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.21

Billing information continues on next page →



Sub-Account #: 211024719158
Statement Date: 06/01/2023

Service Address: COVINGTON GARDEN DRIVE PH 5B2, APOLLO BEACH, FL 33572

Service Period: 03/30/2023 - 04/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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 @ \$0.05169/kWh	\$43.21
Storm Protection Charge	836 kWh @ \$0.01466/kWh	\$12.26
Clean Energy Transition Mechanism	836 kWh @ \$0.00036/kWh	\$0.30
Storm Surcharge	836 kWh @ \$0.00326/kWh	\$2.73
Florida Gross Receipt Tax		\$2.25
State Tax		\$153.17

Lighting Charges **\$2,184.11**



Other Fees and Charges

Deposit Payment(Receipt #100001945158*)	\$180.00
Keep this receipt as proof of payment for deposit	

Total Other Fees and Charges **\$0.00**

Current Month's Electric Charges

\$2,184.11

Billing information continues on next page →





Sub-Account #: 211024779442
Statement Date: 06/01/2023

Service Address: WATERSET BL AND RESEVOIR WAY, APOLLO BEACH, FL 33572

Service Period: 03/30/2023 - 04/28/2023 **Rate Schedule:** Lighting Service

Charge Details

	Electric Charges		
	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 @ \$0.05169/kWh	\$70.71
	Storm Protection Charge	1368 kWh @ \$0.01466/kWh	\$20.05
	Clean Energy Transition Mechanism	1368 kWh @ \$0.00036/kWh	\$0.49
	Storm Surcharge	1368 kWh @ \$0.00326/kWh	\$4.46
	Florida Gross Receipt Tax		\$3.69
	State Tax		\$250.65
	Lighting Charges		\$3,574.00

	Other Fees and Charges	
	Deposit Payment(Receipt #100001945160*)	\$280.00
	Keep this receipt as proof of payment for deposit	
	Total Other Fees and Charges	\$0.00

Current Month's Electric Charges **\$3,574.00**

Billing information continues on next page →



Sub-Account #: 221003491596
Statement Date: 06/01/2023

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: POOL

Service Period: 03/30/2023 - 04/28/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	04/28/2023	62,014		45,579		16,435 kWh	1	30 Days
1000864538	04/28/2023	34.52		0		34.52 kW	1	30 Days

Charge Details



Electric Charges

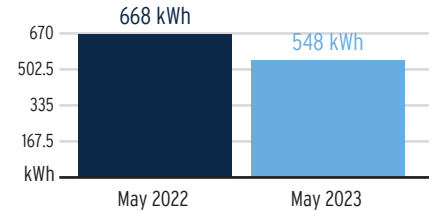
Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	35 kW @ \$14.13000/kW	\$494.55
Energy Charge	16,435 kWh @ \$0.00736/kWh	\$120.96
Fuel Charge	16,435 kWh @ \$0.05239/kWh	\$861.03
Capacity Charge	35 kW @ -\$0.06000/kW	-\$2.10
Storm Protection Charge	35 kW @ \$0.62000/kW	\$21.70
Energy Conservation Charge	35 kW @ \$0.88000/kW	\$30.80
Environmental Cost Recovery	16,435 kWh @ \$0.00084/kWh	\$13.81
Clean Energy Transition Mechanism	35 kW @ \$1.12000/kW	\$39.20
Storm Surcharge	16,435 kWh @ \$0.00238/kWh	\$39.12
Florida Gross Receipt Tax		\$42.35

Electric Service Cost **\$1,693.82**

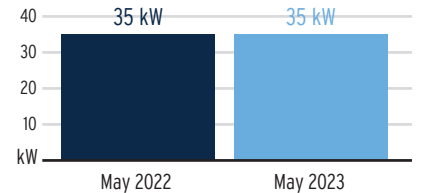
State Tax \$143.13

Total Electric Cost, Local Fees and Taxes **\$1,836.95**

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Current Month's Electric Charges

\$1,836.95

Billing information continues on next page →

Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 221003491596
Statement Date: 06/01/2023

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637


Meter Read

Service Period: 03/30/2023 - 04/28/2023

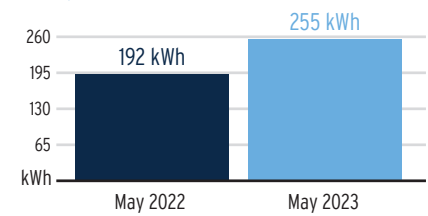
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	04/28/2023	19,938		12,296		7,642 kWh	1	30 Days
1000864536	04/28/2023	24.78		0		24.78 kW	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$1.08000		\$32.40
Billing Demand Charge	25 kW @ \$14.13000/kW		\$353.25
Energy Charge	7,642 kWh @ \$0.00736/kWh		\$56.25
Fuel Charge	7,642 kWh @ \$0.05239/kWh		\$400.36
Capacity Charge	25 kW @ -\$0.06000/kW		-\$1.50
Storm Protection Charge	25 kW @ \$0.62000/kW		\$15.50
Energy Conservation Charge	25 kW @ \$0.88000/kW		\$22.00
Environmental Cost Recovery	7,642 kWh @ \$0.00084/kWh		\$6.42
Clean Energy Transition Mechanism	25 kW @ \$1.12000/kW		\$28.00
Storm Surcharge	7,642 kWh @ \$0.00238/kWh		\$18.19
Florida Gross Receipt Tax			\$23.87
Electric Service Cost			\$954.74
State Tax			\$80.68
Total Electric Cost, Local Fees and Taxes			\$1,035.42

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,035.42

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 06/01/2023

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

Meter Read

Service Period: 03/30/2023 - 04/28/2023

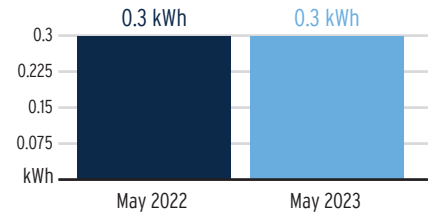
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	04/28/2023	360		350		10 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	10 kWh @ \$0.07990/kWh		\$0.80
Fuel Charge	10 kWh @ \$0.05239/kWh		\$0.52
Storm Protection Charge	10 kWh @ \$0.00400/kWh		\$0.04
Clean Energy Transition Mechanism	10 kWh @ \$0.00427/kWh		\$0.04
Storm Surcharge	10 kWh @ \$0.01061/kWh		\$0.11
Florida Gross Receipt Tax			\$0.62
Electric Service Cost			\$24.63
State Tax			\$2.08
Total Electric Cost, Local Fees and Taxes			\$26.71

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.71

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 06/01/2023

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

Meter Read

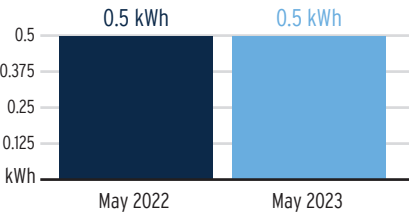
Service Period: 03/30/2023 - 04/28/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	04/28/2023	448		434		14 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	14 kWh @ \$0.07990/kWh		\$1.12
Fuel Charge	14 kWh @ \$0.05239/kWh		\$0.73
Storm Protection Charge	14 kWh @ \$0.00400/kWh		\$0.06
Clean Energy Transition Mechanism	14 kWh @ \$0.00427/kWh		\$0.06
Storm Surcharge	14 kWh @ \$0.01061/kWh		\$0.15
Florida Gross Receipt Tax			\$0.63
Electric Service Cost			\$25.25
State Tax			\$2.13
Total Electric Cost, Local Fees and Taxes			\$27.38

Avg kWh Used Per Day



Current Month's Electric Charges \$27.38

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 06/01/2023

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


Meter Read

Service Period: 03/30/2023 - 04/28/2023

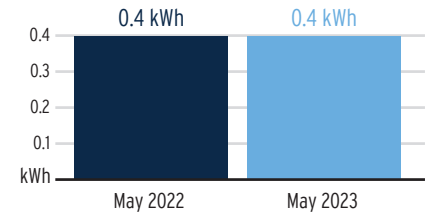
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	04/28/2023	417		404		13 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	13 kWh @ \$0.07990/kWh		\$1.04
Fuel Charge	13 kWh @ \$0.05239/kWh		\$0.68
Storm Protection Charge	13 kWh @ \$0.00400/kWh		\$0.05
Clean Energy Transition Mechanism	13 kWh @ \$0.00427/kWh		\$0.06
Storm Surcharge	13 kWh @ \$0.01061/kWh		\$0.14
Florida Gross Receipt Tax			\$0.63
Electric Service Cost			\$25.10
State Tax			\$2.12
Total Electric Cost, Local Fees and Taxes			\$27.22

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.22

Billing information continues on next page →



Sub-Account #: 221007705355
Statement Date: 06/01/2023

Service Address: WATERSSET CENTRAL CDD 30TH ST, APOLLO BEACH, FL 33572

Service Period: 03/30/2023 - 04/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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 @ \$0.05169/kWh	\$19.85
Storm Protection Charge	384 kWh @ \$0.01466/kWh	\$5.63
Clean Energy Transition Mechanism	384 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	384 kWh @ \$0.00326/kWh	\$1.25
Florida Gross Receipt Tax		\$1.03
State Tax		\$29.70

Lighting Charges **\$420.40**

Current Month's Electric Charges

\$420.40

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 06/01/2023

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

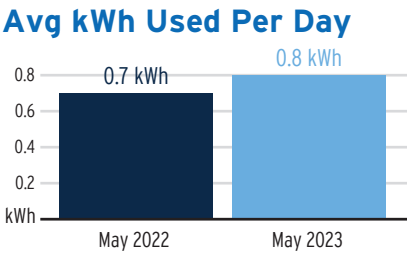
Meter Read

Meter Location: IRRIGATION
Service Period: 03/31/2023 - 04/28/2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	04/28/2023	801		779		22 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	22 kWh @ \$0.07990/kWh	\$1.76
	Fuel Charge	22 kWh @ \$0.05239/kWh	\$1.15
	Storm Protection Charge	22 kWh @ \$0.00400/kWh	\$0.09
	Clean Energy Transition Mechanism	22 kWh @ \$0.00427/kWh	\$0.09
	Storm Surcharge	22 kWh @ \$0.01061/kWh	\$0.23
	Florida Gross Receipt Tax		\$0.64
	Electric Service Cost		\$25.71
	State Tax		\$2.17
	Total Electric Cost, Local Fees and Taxes		\$27.88



Current Month's Electric Charges **\$27.88**

Billing information continues on next page ➡



Sub-Account #: 221008097190
Statement Date: 06/01/2023

Service Address: WATERSSET PHASE 5A2-2B, LIGHTS, APOLLO BEACH, FL 33572

Service Period: 03/30/2023 - 04/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) 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 @ \$0.05169/kWh	\$20.62
Storm Protection Charge	399 kWh @ \$0.01466/kWh	\$5.85
Clean Energy Transition Mechanism	399 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	399 kWh @ \$0.00326/kWh	\$1.30
Florida Gross Receipt Tax		\$1.07
Franchise Fee		\$63.49
Municipal Public Service Tax		\$2.74
State Tax		\$78.47

Lighting Charges **\$1,114.00**

Current Month's Electric Charges **\$1,114.00**

Total Current Month's Charges **\$10,672.25**

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

Limit \$2,500.00
June 2023

06/01/23

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
				Facility Supplies 001-57200- 4619	Maintenance & Repairs 001-57200- 4647	Janitorial Supplies 001-57200- 4707	Security 001-57200- 4712	Office Supplies 001-57200- 5101	Dues, Licenses, and Fees 001-51300-4902	Misc. Contingency 001-57900- 6409
Date	Vendor Name	Description	Amount							
05/01/23	Hive	Security Cameras - Clubhouse	(0.50)				(0.50)			
05/15/23	The Home Depot	Chest Cooler, Lube and Penetrant, Spectracide, Liter	(337.11)		(337.11)					
05/15/23	Ace Hardware of Big Bend	Waste Basket 5.25G 5ct	(48.33)			(48.33)				
05/16/23	Amazon	Loop-end String Wet Mop, Side Press Commercial Mop Bucket	(111.77)			(111.77)				
05/16/23	Amazon	Key Storage Lock Box	(39.76)					(39.76)		
05/16/23	Amazon	Oxford Twin-Pocket Folders	(42.30)					(42.30)		
05/16/23	Amazon	Metal Zip Ties 10in, Stainless Steel	(25.77)		(25.77)					
05/16/23	Amazon	Metal Zip Ties 100pcs 304 Stainless Steel	(39.51)		(39.51)					
05/17/23	The UPS Store #5327	Shipping - Ground Commercial	(11.98)						(11.98)	
05/18/23	Amazon	Selectronic Battery 6 VCR-P2	(80.58)		(80.58)					
05/19/23	Amazon	Ribbon Cartridge w/ Cleaning Roller	(53.75)					(53.75)		
05/23/23	Amazon	Glade Spray Refills, Febreze Farbie Refresher	(117.87)					(117.87)		
05/25/23	Pizza Hut	Pizza Lunch with Drinks	(83.31)							(83.31)
05/26/23	Amazon	Hardwood Floor Cleaner	(40.86)			(40.86)				
05/26/23	Amazon	Copy Printer Paper	(42.99)					(42.99)		
05/26/23	Amazon	Sanding Blocks, Washable and Reusable	(9.66)		(9.66)					
05/26/23	Amazon	Backpack Leaf Blower	(514.83)	(514.83)						
05/26/23	Amazon	Spray Paint/Primer for Indoor/Outdoor Use	(19.77)		(19.77)					
	TOTAL	001-10201-168	(1,620.65)	(514.83)	(512.40)	(200.96)	(0.50)	(296.67)	(11.98)	(83.31)

DM Approval:

Ruben Durand

Date:

06/01/2023

Receipt



Invoice number 1EC2BCD9-0010
Receipt number 2263-3377
Date paid May 1, 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 - ***NEED CC ON FILE FOR PLAN
TRANSFER
3434 Colwell Avenue
suite200
Tampa, Florida 33614
United States
+1 813-677-2114
Watersetmanager@castlegroup.com

\$0.50 paid on May 1, 2023

Description	Qty	Unit price	Amount
Hive Care Limited Support	1	\$0.50	\$0.50
	Subtotal		\$0.50
	Total		\$0.50
	Amount paid		\$0.50



Central

How does
get more done.

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

6951 00002 65207 05/15/23 11:31 AM
SALE CASHIER VERONICA

076501162974 52 QT COOLER <A>	69.98
52 QT. 316 SERIES CHEST COOLER, GRAY	
079567490029 WD-40 8OZ <A>	6.98
WD-40 8OZ MP LUBE & PENETRANT	
071121960177 5P G&W GAL <A>	6.97
SPECTRACIDE WEED&GRASS KILLER 1GAL	
736511500684 68SCHLAGEKEY <A>	
68 KEY SCHLAGE	
5403.97	214.38
887480146714 MACH SCREW <A>	1.38
MCH SCRWS SS PHL FLT #10 X 3/4	
0000-218-340 BOTTLE WATER <A>	
1/2 LITER WATER 24PK	
304.98	14.94N

SUBTOTAL	314.63
SALES TAX	22.48
TOTAL	\$337.11

XXXXXXXXXXXX4993 VISA USD\$ 337.11
AUTH CODE 068890/7021507 TA
Chip Read
AID A00000000980840 US DEBIT

P.O.#/JOB NAME: WHATER SET

6951 05/15/23 11:31 AM



6951 02 65207 05/15/2023 1258

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/13/2023

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: HTJ 137654 130705
PASSWORD: 23265 130703

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.



Ace Hardware of Big Bend

Central

PO Box 1088
Lithia, FL 33547
813-236-1885

WATERSET CENTRAL COMMUNIT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 335780519
8136772114 ACCOUNT # 3005630

ITEM	QT	SALE/RE	EXT
071691413196	5 00	8.99	44.95
6166433	EACH	9.99	
WSTBSKT 5.25G WHI			

SUBTOTAL \$	44.95
TAX \$	3.38
TOTAL \$	48.33

CREDIT CAR 48.33

CARD *****4993
AUTH 066713

EMPLOYEE	TERM	INV#	TIME	DATE
28246	1047	29598375	02.20	15-May-23

Ace Rewards ID # 19972092409

PLEASE KEEP YOUR RECEIPT TO ENSURE NO
STORE CREDIT ONLY FOR TOOLS

CUSTOMER SURVEY - Participate
for a chance to win a \$50 gift card.
Takes approximately 5 minutes

Visit ace-survey.com
Store# = 14004
Journal# = INV#

Interested in business discounts?
Email B2B@crossroadsace.com
for more information.

INVOICE





Details for Order #113-6242815-6439421

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

Order Placed: May 16, 2023

Amazon.com order number: 113-6242815-6439421

Order Total: \$111.77

Not Yet Shipped

Items Ordered

Price

1 of: *Midoneat Loop-end String Wet Mop ,Heavy Duty Cotton Mop,Commercial Industrial Grade Mop for Floor Cleaning* \$35.99

Sold by: CLEAN MART ([seller profile](#))

Condition: New

1 of: *Amazon Basics Side Press Wringer Combo Commercial Mop Bucket on Wheels, 35 Quart, Yellow* \$67.98

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:

Visa | Last digits: 4993

Item(s) Subtotal: \$103.97

Shipping & Handling: \$0.00

Total before tax: \$103.97

Estimated tax to be collected: \$7.80

Grand Total: \$111.77

Billing address

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

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

Details for Order #114-5075682-0320265

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

Central

Order Placed: May 16, 2023

Amazon.com order number: 114-5075682-0320265

Order Total: \$39.76

Not Yet Shipped

Items Ordered

1 of: KYODOLED Key Storage Lock Box with Key, Locking Key Cabinet, 60 Key Management Wall Mount with Key Lock, Key Hooks & Tags Key Labels, (Black, 60 Key)
Sold by: GTlight ([seller profile](#))

Price
\$36.99

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$36.99
Shipping & Handling: \$0.00

Total before tax: \$36.99

Estimated tax to be collected: \$2.77

Grand Total: \$39.76

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

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Details for Order #112-4831796-3334600

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

Order Placed: May 16, 2023

Amazon.com order number: 112-4831796-3334600

Order Total: \$42.30

Central

Not Yet Shipped

Items Ordered

	Price
3 of: Oxford Twin-Pocket Folders, Textured Paper, Letter Size, Black, Holds 100 Sheets, Box of 25 (57506EE)	\$13.12
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:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$39.36
Shipping & Handling: \$0.00

Total before tax: \$39.36
Estimated tax to be collected: \$2.94

Grand Total: \$42.30

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

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Details for Order #112-0493434-9681806

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Central

Order Placed: May 16, 2023

Amazon.com order number: 112-0493434-9681806

Order Total: \$25.77

Not Yet Shipped

Items Ordered

3 of: LUBAN Metal zip ties 10 inch, heavy duty 304 stainless steel zip cable ties, self-locking strap Ties (50 Pcs)
Sold by: LUBAN ([seller profile](#)) | Product question? [Ask Seller](#)

Price
\$7.99

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$23.97
Shipping & Handling: \$0.00

Total before tax: \$23.97
Estimated tax to be collected: \$1.80

Grand Total: \$25.77

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

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Details for Order #112-3076840-7054666

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Order Placed: May 16, 2023

Amazon.com order number: 112-3076840-7054666

Order Total: \$39.51

Central

Not Yet Shipped

Items Ordered

	Price
1 of: Metal Zip Ties 11.8 inch 100pcs 304 Stainless Steel Zip Ties Heavy Duty Multi-Purpose Self-Locking Cable Ties for Machinery, Vehicles, Exhaust Wrap, Farms, Pipes, Roofs, Cables, and Outdoor Fence Sold by: SunplusTrade (seller profile) Product question? Ask Seller	\$10.99

Condition: New

1 of: 300PCS Metal Cable Zip Ties, 300 lbs Tensile Strength, 304 Stainless Steel, Multi-Purpose Heavy Duty Self-locking Cable Ties, Dimensions 6", 10", 14". Sold by: Walk freely (seller profile)	\$25.77
---	---------

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$36.76
Shipping & Handling: \$0.00

Total before tax: \$36.76
Estimated tax to be collected: \$2.75

Grand Total: \$39.51

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The UPS Store #5327
235 APOLLO BEACH BLVD
Apollo Beach, FL 33572-2251
813-645-8330

Central

Terminal.....: POS5327B
Employee.....: 218425

Date.: 5/17/2023
Time.: 12:10 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$11.98
Tax	1 @	\$11.98	\$0.00
MMMN6VEYW8B44			
Tracking Number - 1Z022H3W0328935696			
Subtotal			\$11.98
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$11.98
Cards			\$11.98

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

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<https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card
Tell us how we're doing for your chance to win
a \$250 gift card. Scan the QR code or visit
the URL below to take the survey.



Details for Order #112-8283766-9713845

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

Order Placed: May 18, 2023

Amazon.com order number: 112-8283766-9713845

Order Total: \$80.58

Not Yet Shipped

Items Ordered

3 of: *American Standard A923654-0070A Selectronic Battery 6 VCR-P2, Black*
Sold by: Amazon.com Services LLC

Price
\$24.99

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$74.97
Shipping & Handling: \$0.00

Total before tax: \$74.97
Estimated tax to be collected: \$5.61

Grand Total: \$80.58

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

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112-3693733-5104261
Details for Order #112-3693733-5104261
[Print this page for your records.](#)

Central

Order Placed: May 19, 2023
Amazon.com order number: 112-3693733-5104261
Order Total: \$53.75

Not Yet Shipped

Items Ordered

1 of: *Fargo DTC1000 YMCKO Ribbon Cartridge w/ Cleaning Roller - 45000*
Sold by: My ID City ([seller profile](#))
Condition: New

Price
\$51.40

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$51.40
Shipping & Handling: \$0.00
Amazon Discount: -\$1.40

Total before tax: \$50.00
Estimated tax to be collected: \$3.75

Grand Total: \$53.75

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Details for Order #114-2944764-3672237

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Order Placed: May 23, 2023

Amazon.com order number: 114-2944764-3672237

Order Total: \$117.87

Central

Not Yet Shipped

Items Ordered

2 of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Clean Linen, 6.7 Fl Oz, 10 Count (Packaging May Vary)	Price
Sold by: Amazon.com Services LLC	\$23.96
Condition: New	
2 of: Glade Automatic Spray Refill, Air Freshener for Home and Bathroom, Clean Linen, 6.2 Oz, 3 Count	
Sold by: Amazon.com Services LLC	\$14.97
Condition: New	
1 of: Febreze Fabric Refresher, Odor Eliminator, Linen and Sky, 27 Fl oz (Pack of 2)	
Sold by: Aserson (seller profile)	\$31.79
Condition: New	

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal:	\$109.65
Shipping & Handling:	\$0.00

Total before tax:	\$109.65
Estimated tax to be collected:	\$8.22

Grand Total:	\$117.87

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

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Central

Thank You
For Eating at Pizza Hut

Have a Nice Day

Ticket: 16 /I Register: 1
Server:
Unit # 004685 05/25/2023
(813)518-0488 12:27

(954)952-4229 Zone: E-06
Katiria Parodi
7281 PARADISO DR
APOLLO BEACH, FL 33572
Residence

Time due: 12:52

CSC# 0	Reorders: 0
2 2 Liter Pepsi	7.58
2 Cinnabon MINIROLLS	15.98
1 Med Htt	17.29
Pepperoni Lover	
{S} Classic	0.00
1 Med Htt	17.29
Pepperoni Lover	
{S} Classic	0.00
1 Med Htt	17.29
Supreme	
{S} Classic	0.00
1 Convenience Fee	4.99
1 Tip	12.71

NOW HIRING - Make some dough with the Hut!
Up to \$20 per hour depending on
role and location. Text "pizza" to 52346.

Online/CMC Adjustment	-14.40
Sub Total	66.02
Tax/Other	4.58
DELIVERY Total	70.60
Tender Add On	12.71
Tender Total	83.31
VISA	70.60
Account: XXXXXXXXXXXX4993	
Auth Code: 055125	

Driver Gratuity Not Included

**Details for Order #112-9472489-4460263**[Print this page for your records.](#)**Order Placed:** May 26, 2023**Amazon.com order number:** 112-9472489-4460263**Order Total: \$40.86****Not Yet Shipped****Items Ordered**

2 of: *Bona Hardwood Floor Cleaner Refillable Spray Mop Cartridge - 34 fl oz - Residue-Free Floor Cleaning Solution for Bona Spray Mop - For Wood Floors* **Price** \$19.00
Sold by: HardwareUSA ([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:**

Visa | Last digits: 4993

Item(s) Subtotal: \$38.00
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$38.00
Estimated tax to be collected: \$2.86

Grand Total: \$40.86To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

**Details for Order #112-3644369-2162605**[Print this page for your records.](#)**Order Placed:** May 26, 2023**Amazon.com order number:** 112-3644369-2162605**Order Total:** \$42.99**Not Yet Shipped****Items Ordered****Price**

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

Payment information**Payment Method:**

Visa | Last digits: 4993

Item(s) Subtotal: \$39.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$39.99

Estimated tax to be collected: \$3.00

Grand Total: \$42.99

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

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Details for Order #112-8569207-6493807

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

Order Placed: May 26, 2023

Amazon.com order number: 112-8569207-6493807

Order Total: \$9.66

Not Yet Shipped

Items Ordered

	Price
1 of: Onarway Sanding Blocks 6 Pack Wet and Dry Dual-use Sanding Sponges, Coarse and Fine - 60/80/100/120/180/220 Grits 6 Different Specifications, Washable and Reusable, Ideal for Wood Metal Wall Polish	\$8.99
Sold by: Sijiadi-US (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:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$8.99
Shipping & Handling: \$0.00

Total before tax: \$8.99
Estimated tax to be collected: \$0.67

Grand Total: \$9.66

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

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Details for Order #112-2261725-9949050

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

Order Placed: May 26, 2023

Amazon.com order number: 112-2261725-9949050

Order Total: \$514.83

Not Yet Shipped

Items Ordered

	Price
1 of: <i>Husqvarna 360BT 65.6cc 2-Cycle Gas 890 CFM 232 MPH Backpack Leaf Blower</i>	\$478.91
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:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal:	\$478.91
Shipping & Handling:	\$0.00

Total before tax:	\$478.91
Estimated tax to be collected:	\$35.92

Grand Total: \$514.83

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

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Details for Order #112-2679259-2243452

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

Order Placed: May 26, 2023

Amazon.com order number: 112-2679259-2243452

Order Total: \$19.77

Not Yet Shipped

Items Ordered

	Price
1 of: Krylon K05510007 COLORmaxx Spray Paint and Primer for Indoor/Outdoor Use, Gloss Celery Green	\$18.39
Sold by: BEYOND YOUR HOME (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:

Visa | Last digits: 4993

Billing address

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

Item(s) Subtotal: \$18.39
Shipping & Handling: \$0.00

Total before tax: \$18.39

Estimated tax to be collected: \$1.38

Grand Total: \$19.77

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

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Waterset Central
Clubhouse Debit Card
For the Month

Limit \$2,500.00
June 2023

06/20/23

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Maintenance & Repairs	Office Supplies
				001-57200- 4619	001-57200- 4647	001-57200- 5101
Date	Vendor Name	Description	Amount			
05/09/23	Home Depot	Maintenance & Repairs	(91.18)		(91.18)	
05/14/23	Amazon	Prime Membership ACH	(15.12)			(15.12)
05/17/23	Amazon	Facility Supplies	(7.51)	(7.51)		
05/26/23	Amazon	Spray Paint	(19.77)		(19.77)	
06/19/23	Pristine Promo Marketing	(300) Lanyards	(532.13)	(532.13)		
	TOTAL	001-10201-168	(665.71)	(539.64)	(110.95)	(15.12)

DM Approval: Ruben Durand

Date: 06/20/2023

Central



How doers
get more done.

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

6951 00060 83174 05/09/23 01:14 PM
SALE CASHIER ELYZABETH

887480072907 GALV W/ASER <A>	29.56
FLAT WASHER GALV 3/8 100PC	
887480040609 3/8 HEX NUT GAL <A>	25.88
HEX NUT GALV 3/8 100PC	
887480055702 HEX BOLT <A>	20.78
HEX BOLT GALV 3/8 X 3-1/2 15PC	
CAM HEX BOLT <A>	
HEX BOLT GALV 3/8 X 4 (CAM)	
501.72	8.60

SUBTOTAL	84.82
SALES TAX	6.36
TOTAL	\$91.18

XXXXXXXXXXXX4993 VISA

USD\$ 91.18
TA

AUTH CODE 062378/3604098

Chip Read

AID A0000000980840

US DEBIT

05/11

P.O.#/JOB NAME: WATERSET

6951 05/09/23 01:14 PM



6951 60 83174 05/09/2023 7708

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/07/2023

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 173588 166697

PASSWORD: 23259 166637

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.

[Your Account](#) > [Your Orders](#) > **Order Summary #D01-4392850-7779433**

Amazon.com order number: D01-4392850-7779433
Order Total: \$15.12

Manage Your Digital Items
[Kindle](#), [Your Video Library](#), [Prime Photos](#), [Amazon Drive](#), [Music](#), [Apps & Devices](#)

✓ **Digital Order: May 14, 2023**

Recipient:	Items Ordered	Price
Waterset Central	Prime Membership Fee Sold By: Amazon.com Services LLC Qty: 1	\$14.99

Item(s) Subtotal: \$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

VISA ending in
4993

Billing address

Waterset Central
7281 Paradiso
Drive
Apollo Beach, FL
33572
United States
8136772114

Item(s) Subtotal: \$14.99

Total Before Tax: \$14.99

Tax Collected: \$0.13

Grand Total: \$15.12

05/15

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Final Details for Order #114-5114290-0845013

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

Order Placed: May 17, 2023

Amazon.com order number: 114-5114290-0845013

Order Total: \$7.51

Shipped on May 17, 2023

Items Ordered

1 of: *HangerSpace Suction Cup Hooks, 1.77 Inches Clear PVC Suction Cups with Metal Hooks Removable Small Suction Cups for Kitchen Bathroom Shower Wall Window Glass Door - 12 Packs*

Sold by: Jadkysarh Official ([seller profile](#))

Condition: New

Price

\$6.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 4993

Item(s) Subtotal: \$6.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$6.99

Estimated tax to be collected: \$0.52

Grand Total: \$7.51

Credit Card transactions

Visa ending in 4993: May 17, 2023: \$7.51

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

Final Details for Order #112-2679259-2243452

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

Order Placed: May 26, 2023

Amazon.com order number: 112-2679259-2243452

Order Total: \$19.77

Shipped on May 27, 2023

Items Ordered

	Price
1 of: Krylon K05510007 COLORmaxx Spray Paint and Primer for Indoor/Outdoor Use, Gloss Celery Green	\$18.39
Sold by: BEYOND YOUR HOME (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:

Visa | Last digits: 4993

Item(s) Subtotal: \$18.39
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$18.39
Estimated tax to be collected: \$1.38

Grand Total: \$19.77

Credit Card transactions

Visa ending in 4993: May 27, 2023: \$19.77

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

05/30



central

Payment receipt

You paid \$445.05

to Pristine Promotional Marketing on June 19, 2023

Invoice no.	1068
Invoice amount	\$445.05
Total	\$445.05

Status	Paid
Payment method	VISA****4993
Authorization ID	MU0167881893

Thank you

Pristine Promotional Marketing

jerichoflinn@gmail.com

Payment services brought by:

Intuit Payments Inc.
2700 Coast Avenue, Mountain View, CA
94043
Phone number 1-888-536-4801
NMLS

For more information about Intuit
Payments' money transmission licenses,
please visit
[https://www.intuit.com/legal/licenses/payment-
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Invoice

Due Date	Date	Invoice #
6/16/2023	6/16/2023	1068

Bill To

Waterset Central CDD
3434 Colwell Ave suite 200
Tampa, FL 33614

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here:

Balance Due	\$445.05
--------------------	-----------------

Pristine Promotional Marketing

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

16410 Chapman Crossing Drive
Lithia, FL 33547

P.O. No.	Terms	Project	Rep
1322PPM	Due on receipt		

[illegible]

There will be a \$15 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 90 days. For billing inquiries: 954-818-7217.

Total	\$445.05
Payments/Credits	\$0.00
Balance Due	\$445.05



Central

Payment receipt

You paid \$532.13

to Pristine Promotional Marketing on June 19, 2023

Invoice no. 1070

Invoice amount \$532.13

Total \$532.13

Status Paid

Payment method VISA****4993

Authorization ID MQ0177002446

Thank you

Pristine Promotional Marketing

jerichoflinn@gmail.com

Payment services brought by:

Intuit Payments Inc.
2700 Coast Avenue, Mountain View, CA
94043
Phone number 1-888-536-4801
NMLS

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**Pristine Promotional Marketing**

16410 Chapman Crossing
Drive
Lithia, FL 33547

Invoice

Due Date	Date	Invoice #
6/19/2023	6/19/2023	1070

Bill To

Waterset Central CDD
3434 Colwell Ave suite 200
Tampa, FL 33614

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due**\$532.13****Pristine Promotional Marketing**

16410 Chapman Crossing Drive
Lithia, FL 33547

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

		P.O. No.	Terms	Project	Rep
		1390PPM	Due on receipt		
Item	Description	Qty	Rate	Amount	
LPY34	3/4" POLYESTER CUSTOM PRINTED LANYARD	300	1.50	450.00T	
Shipping Fee	Shipping	1	45.00	45.00T	
	Sales Tax		7.50%	37.13	

There will be a \$15 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 90 days. For billing inquiries: 954-818-7217.

Total	\$532.13
Payments/Credits	\$0.00
Balance Due	\$532.13

Waterset Central
Clubhouse Debit Card
For the Month

Limit \$2,500.00
June 2023

06/29/23

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Maintenance & Repairs	Office Supplies
				001-57200- 4619	001-57200- 4647	001-57200- 5101
Date	Vendor Name	Description	Amount			
05/08/23	A1 Lighting Lockservice	Lockset, Combination Change, Labor	(589.78)		(589.78)	
05/11/23	Amazon	Bike Locks, Anti Theft, Mounting Bracket w/ 2 keys	(42.92)	(42.92)		
	TOTAL	001-10201-168	(632.70)	(42.92)	(589.78)	0.00

DM Approval: Ruben Durand

Date: 06/30/2023

LIGHTNING LOCK SERVICE

Fast, Friendly & Reliable

Lightning Lock Service
P.O. Box 403
Lithia, Florida 33547
Lic# HCLOC14011
(813) 643-6088

Work Order Invoice

No. 12740

NAME: <u>WATERSET CENTRAL</u>	DATE: <u>5/8/23</u>
ADDRESS: <u>7281 PARASIDOO DR.</u>	PHONE: <u>813-677-2114</u>
<u>APOLLO BEACH, FL</u>	FAX:
LOCATION:	TERMS: <u>VISA</u>

QTY	DESCRIPTION	PRICE	AMOUNT
	DUPLICATE KEYS		
	ORIGINAL KEYS		
	DEADBOLT		
<u>1</u>	<u>LOCKSET GIMME 1 DUTCH CLASH 1/4 IN DIA</u>	<u>292.00</u>	<u>292.00</u>
<u>1</u>	<u>CYLINDER COMBINATION CHANGE TO EXISTING KEY</u>	<u>25.00</u>	<u>25.00</u>
	LABOR - TAXABLE		
			<u>317.00</u>

LABOR	HOURS/RATE	AMOUNT
EMERGENCY HOME/AUTO LOCKOUT SERVICE		
SERVICE CALL		<u>69.00</u>
LABOR <u>REMOVE BROKEN LOCK, DOOR WAS NOT</u>	<u>3/40.00</u>	<u>180.00</u>
<u>DRILLED TO 2 3/4" ORIGINALLY, MODIFIED</u>		
<u>HOLES + SHIMMED OUT TO ALIGN</u>		
<u>CORRECTLY, ADJUSTED DEAD CLOSER SO</u>		
<u>DOESN'T SLAM ANYMORE</u>		

AUTHORIZATION FOR SECURITY SERVICES

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO ORDER THE LOCK, KEY OR SECURITY WORK DESIGNATED ABOVE. FURTHER, I AGREE TO ABSOLVE THE LOCKSMITH WHO BEARS THIS AUTHORIZATION FROM ANY AND ALL CLAIMS ARISING FROM THE PERFORMANCE OF SUCH WORK.

SIGNATURE

DATE

TOTAL LABOR	<u>249.00</u>
SUBTOTAL	<u>566.00</u>
TAX	<u>23.78</u>
TOTAL	<u>589.78</u>

IF AUTO	YEAR	MAKE	MODEL	STATE	LIC #
---------	------	------	-------	-------	-------

Final Details for Order #114-6767357-4611413

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Order Placed: May 11, 2023

Amazon.com order number: 114-6767357-4611413

Order Total: \$42.92

Shipped on May 12, 2023

Items Ordered

4 of: RYANGO Bike Lock, Bike Locks Heavy Duty Anti Theft, Bicycle Lock Bike Lock Cable with Mounting Bracket and 2 Keys, Bicycle Locks Bike Cable Lock for Road Bike Mountain Bike Scooters (Key Lock) **Price** \$9.98

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

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 4993

Item(s) Subtotal: \$39.92
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$39.92
Estimated tax to be collected: \$3.00

Grand Total: \$42.92

Credit Card transactions

Visa ending in 4993: May 12, 2023: \$42.92

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

05/15