



Rizzetta & Company

Waterset Central Community Development District

Board of Supervisors' Meeting March 14, 2024

**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
	Laura Lee	Assistant Secretary
District Manager	Ruben Durand	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.

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

Board of Supervisors
Waterset Central Community
Development District

March 12, 2024

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, March 14, 2024, at 10:00 a.m.** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic ReportTab 1
 - B. Landscape & Irrigation
 - i. Presentation of Landscape Inspection ReportTab 2
 - ii. Landscape Contractor UpdateTab 3
 - iii. Irrigation Contractor UpdateTab 4
 - C. District Counsel
 - D. District Engineer
 - E. Clubhouse Manager
 - i. Presentation of Management ReportTab 5
 - F. District Manager
- 4. BUSINESS ITEMS**
 - A. Declaration of Easements for Lot A at the Waterset Club Amenity (Waterset Phase 3 Amenity Center)Tab 6
 - i. Grant of Easements, Maintenance and Cost-Sharing Agreement for Waterset Phase 3 Amenity Center (Lot A) between the District and NNP-Southbend II, LLC.
 - ii. Conveyance of Tract B-47 (Waterset Phase 4A South)
 - iii. Conveyance of Tract B-30 (Waterset Boulevard Phase 3B and Paseo Al Mar Boulevard Central Segment Phase 1)
 - B. Discussion on Overnight Parking at the ClubhouseTab 7
 - C. Discussion on Proposal for IMX Pilates Classes at Waterset Park....Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on February 8, 2024Tab 9
 - B. Consideration of Operations & Maintenance Expenditures for February 2024Tab 10
- 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,

Ruben Durand

Ruben Durand

District Manager

Tab 1



MONTHLY REPORT

MARCH, 2024



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
28 PONDS



Google Earth

Image © 2022 Maxar Technologies



2000 ft

Prepared for: Runen Durand
Prepared By: Devon Craig

SUMMARY:

With a few warm days the last couple weeks there have been a few minor algae blooms in the ponds as a result of the air temperatures heating up. As we move into spring we anticipate an increase in algae blooms as well as submersed growth. Our team will be active doing prevent applications as well as call back services. We are in great shape going into spring.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



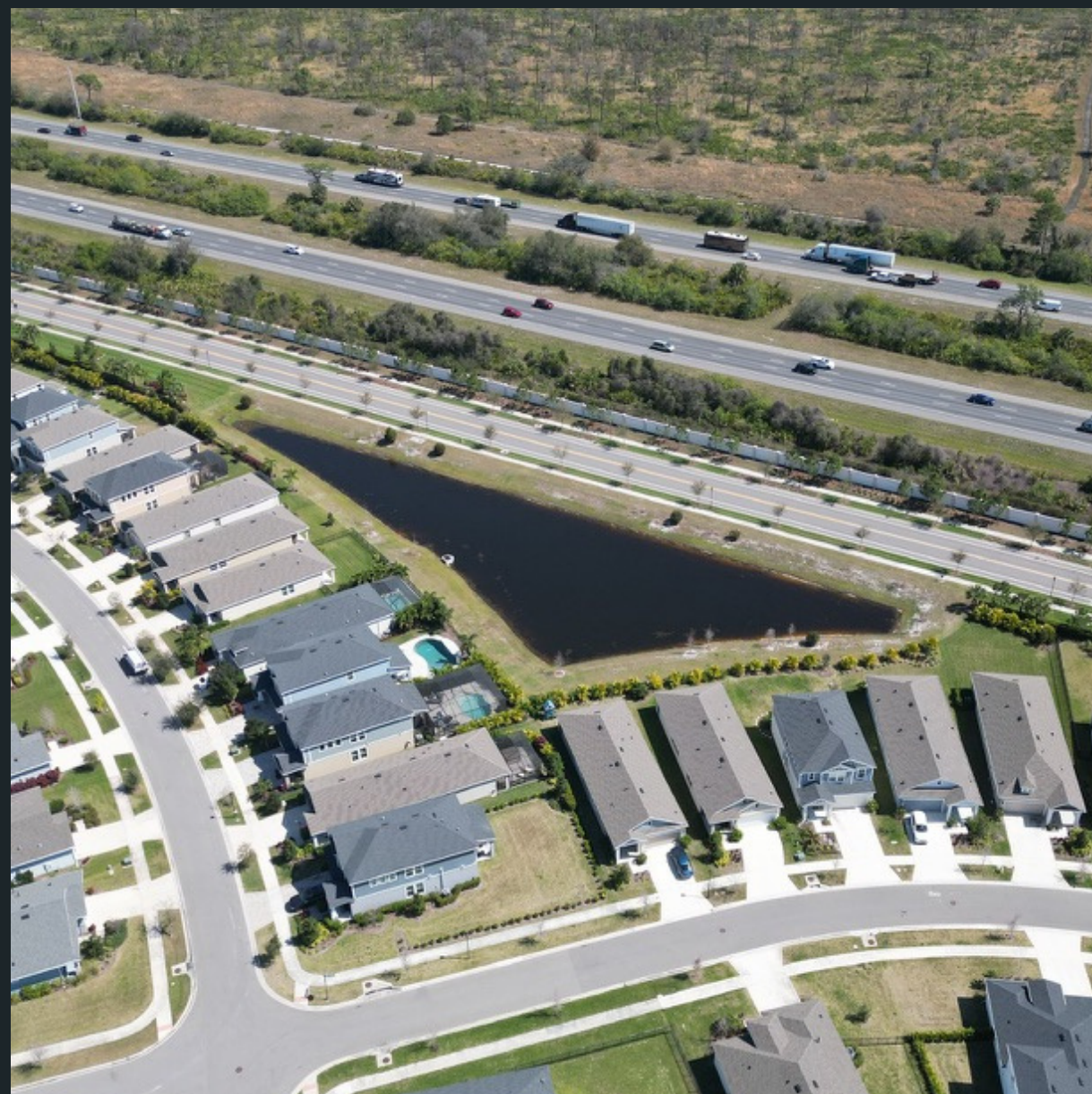
Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and
Shoreline Vegetation.



Pond #14 Treated for Algae and
Shoreline Vegetation.



Pond #15 Treated for Shoreline
Vegetation.

- 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 has been treated.
- 6: Shoreline vegetation and Algae has been treated.
- 7: Shoreline vegetation and Algae has been treated.
- 8: Shoreline vegetation and Algae has been treated.
- 9: Shoreline vegetation has been treated.
- 10: Shoreline vegetation and Algae has been treated.
- 11: Shoreline vegetation and Algae has been treated.
- 12: Shoreline vegetation and Algae has been treated.
- 13: Shoreline vegetation and Algae has been treated.

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

27: Shoreline vegetation and Algae has been treated.

28: Shoreline vegetation has been treated.

Tab 2

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



March 5, 2024
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club, 30th Street

General Updates, Recent & Upcoming Maintenance Events:

- During the month of March, all St. Augustine and Bahia turf shall receive a second application of a pre-emergent herbicide. Additionally, all Celebration Bermudagrass shall receive an application of 375 lbs. (7 1/2 – 50 lb. bags) of 21-0-0 fertilizer with a pre-emergent herbicide. Also, all Ornamentals shall receive an application of 3850 lbs. (77 – 50 lb. bags) of an 8-10-10 fertilizer and, finally all Palms shall receive an application of 1050 lbs. (21 – 50 lb. bags) of 8-0-12+4Mg fertilizer.
- Sunrise to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Sunrise is to meet with staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to Landscape Specialist for verification.

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. Sunrise to provide a start date for palm trimming throughout the property.
2. Crape Myrtle pruning has commenced, and I did inform Sunrise I felt they were a little too aggressive and branches thicker than pencil/thumb were being pruned. I also instructed them to NOT take the trees back to the same spot they were pruned last season.
3. Warranty installs should now be planted wherever we have been waiting for them ... rear planters along the lap pool area, raised planters in the lap pool area and along the fence line of the lagoon pool area.
4. The Copernicia Palms appear to be drooping downward. Typical these trees would have a 360° pattern. We will continue to monitor these palms. (Pic 4>)
5. Treat all fire ant mounds throughout the community. Once mound is dead, return to rake out all soil to re-expose turf or mulch.
6. Noted before, this is often what happens after repeated shearing of Wax Myrtles ... dieback. Refrain from shearing these Wax Myrtles on the west side of 30th Street. They need to be allowed to mature more naturally. Reach in and selectively prune this dead growth out to allow sun to reach in and produce new growth.(Pic 6>)
7. We'll watch these Eagleston Hollies that often suffer when producing berries. (Pic 7>)



Paseo Al Mar, Covington Garden Drive

8. **As a reminder, beginning March 1st, mowing reverts back to the weekly occurrence.**
9. What is occurring with a lot of the turf on the south ROW of Paseo Al Mar between 30th Street and Waterset Blvd. (WSBlvd.)? There are some areas where native Bermuda seems to be taking over.
10. On the south ROW of PAM approaching the Covington Garden Dr. (CGD)/PAM roundabout, adjacent to a 15 MPH traffic sign, there remains a significantly sized patch of dead turf. What is being done here to replace this or improve it? (Pic 10>)



11. At the very northern end of the first planting buffer on the west side of Covington Garden Dr., we are looking at more thinning Copperleaf Plants that resemble many after they were hard cut last year by Sunrise. We will continue to monitor these for replacement. There are more approaching Golden Sky. (Pics 11a & b)



12. We have a dead/dying Pine tree on the west side of CGD. I will request this Pine be flush cut, but not replaced in the proposal section.



Covington Garden Dr., Wayfarer, Waterset Blvd., Waterline Station

13. I will monitor this Sabal Palm on the west side of CGD north of Mainland. It appears to be dying. (Pic 13)



18. Top the Walter's Viburnum surrounding the pool fencing at Waterline Station. (Pic 18)



14. There are too many ornamental grass clippings being left behind in the beds. These need to be removed. (Pic 14)



19. We will be challenged to keep these Blue Daze as well as the drip line irrigation operating adjacent to this totlot area in Waterline Station. It is already being trampled in a large area. (Pic 19>)

20. There remains what I believe to be a dead Drake Elm about 50 feet away from the outbound side of the Waterline Station driveway. This was just like this during the end of last years' growing season. If this tree does not flush out new growth soon, it needs to be replaced under warranty. (Pic 20>)

15. Detail tree rings along CGD at least south of Wayfarer – perhaps other areas as well.

16. I am still very disappointed we have all but lost one of these beds of Dwarf Asian Jasmine in the pocket park at Paradiso and Madrigal with no definitive explanation provided. The rear bed is also quite weedy. (Pic 16>)

17. Turf is still not flourishing on the west ROW of WS Blvd. south of Waterline. Is Sunrise treating this?



Waterline Station

21. This turf needs to be replaced on the inbound side of the driveway of Waterline Station.
(Pic 21>)



Proposals

1. We have a dead/dying Pine tree on the west side of CGD. I will request this Pine be flush cut, but not replaced as there have been several dead pine trees in the area. We may be coming infested with Pine Borers. In addition to pencil lead thick bored holes, there are also regular nicks throughout the trunk. (Pics 1a & b)



2. Although fire ant treatment is included in the scope of services for pest control, often chemicals available simply move the mound from one location to another. TopChoice offers a one-year guarantee for fire ant control. Sunrise has provided this cost when they bid the project, so I am requesting a formal proposal for the board to review.

Tab 3

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



March 5, 2024
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary of Comments on Slide 1






This page contains no comments

Updates, Waterset Club, 30th Street








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-  7. Treat all fire ant mounds throughout the community. Once mound is dead, return to rake out all soil to re-expose turf or mulch.
6. Noted before, this is often what happens after repeated shearing of Wax Myrtles ... dieback. Refrain from shearing these Wax Myrtles on the west side of 30th Street. They need to be allowed to mature more naturally. Reach in and selectively prune this dead growth out to allow sun to reach in and produce new growth. (Pic 6>)
7. We'll watch these Eagleston Hollies that often suffer when producing berries. (Pic 7>)




	Number: 1	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/8/2024 9:35:34 AM -05'00'
1. Palm trimming will start March 18.				
	Number: 2	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:29:10 AM
6. Pruning out the dead branches to allow new growth has been communicated and demonstrated to Christian and the crews. Some pruning in this area has been done. Will continue to cut out dead branches if we see any.				
	Number: 3	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/8/2024 9:37:27 AM -05'00'
2. Communicated with the crews to prune to the thinner branches.				
	Number: 4	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:30:47 AM
7. Will continue to monitor. These have been on my quality audits for a couple months now.				
	Number: 5	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:27:37 AM
3. John and I will confirm quantities and plant types for each area for warranty replacements.				
	Number: 6	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/8/2024 9:39:42 AM -05'00'
4. Hopefully the palm trimming revives the look of these palms. Will continue to monitor and bring in hort to treat if necessary.				
	Number: 7	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:30:12 AM
5. Contact insecticide has been applied to Fire Ant mounds throughout property. Ensuring that the crews have ant killer at all times. TopChoice would absolutely help in this effort, as it is more of a proactive approach, rather than the current reactive approach that merely moves ants from area to area.				


Paseo Al Mar, Covington Garden Drive

¹  **As a reminder, beginning March 1st, mowing reverts back to the weekly occurrence.**


²  What is occurring with a lot of the turf on the south ROW of Paseo Al Mar between 30th Street and Waterset Blvd. (WSBlvd.)? There are some areas where native Bermuda seems to be taking over.


³  10. On the south ROW of PAM approaching the Covington Garden Dr. (CGD)/PAM roundabout, adjacent to a 15 MPH traffic sign, there remains a significantly sized patch of dead turf. What is being done here to replace this or improve it? (Pic 10>)





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12. We have a dead/dying Pine tree on the west side of CGD. I will request this Pine be flush cut, but not replaced in the proposal section. 

 Number: 1 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:31:05 AM
8. Mowing weekly has been communicated to crews.

 Number: 2 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:31:27 AM
9. Common Bermudagrass is a non-native & INVASIVE landscape weed with no means of chemical control since a selective herbicide is not available to selectively control Common Bermuda Grass growing in St. Augustine Grass Turf.

 Number: 3 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:31:53 AM
10. Area has been monitored and inspected and preventively treated monthly for any active insect or diseases.

 Number: 4 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:32:45 AM
11. Will continue to monitor these. Hopefully the surrounding fertilizer and warmer temps encourage some new growth.

 Number: 5 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:33:13 AM
12. Proposal for this is included.

Covington Garden Dr., Wayfarer, Waterset Blvd., Waterline Station

13. I will monitor this Sabal Palm on the west side of CGD north of Mainland. It appears to be dying. (Pic 13)



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18. Top the Walter's Viburnum surrounding the pool fencing at Waterline Station. (Pic 18)










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20. There remains what I believe to be a dead Drake Elm about 50 feet away from the outbound side of the Waterline Station driveway. This was just like this during the end of last years' growing season. If this tree does not flush out new growth soon, it needs to be replaced under warranty. (Pic 20>)




Page: 4

	Number: 1	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:37:28 AM
	13. Is it possible to check irrigation in this area, just in case? We can fertilize this palm.			
	Number: 2	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:49:53 AM
	18. Some tops have been pruned, and will continue to be pruned over the season as new growth emerges.			
	Number: 3	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:52:46 AM
	19. Will monitor these Blue Daze.			
	Number: 4	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:38:32 AM
	14. Clippings have been cleaned up, however this may be across multiple areas so Christian and I will keep our eyes on this. Thank you for pointing out.			
	Number: 5	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:44:07 AM
	15. Tree rings have been detailed. Christian and I will keep our eyes on this, especially going into the growing season. Visually, this is a little thing that makes a big difference.			
	Number: 6	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:47:51 AM
	16. All Minima Jazmine Beds were treated in a monthly basis during the drought months with a mix of systemic fungicide and insecticide + soluble fertilizer to try and save the plants.			
	Number: 7	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:48:07 AM
	17. Granular fertilizer was just applied to all turf areas throughout the CDD common grounds. Turf color and Growth should start improving soon with proper watering.			

Waterline Station

1. This turf needs to be replaced on the inbound side of the driveway of Waterline Station. (Pic 21>)



 Number: 1 Author: JM @ Sunrise Subject: Sticky Note Date: 3/12/2024 11:53:38 AM


21. Let me know if this is a warranty-replacement through Brightview or through Sunrise.

Proposals


- 1 We have a dead/dying Pine tree on the west side of CGD. I will request this Pine be flush cut, but not replaced as there have been several dead pine trees in the area. We may be coming infested with Pine Borers. In addition to pencil lead thick bored holes, there are also regular nicks throughout the trunk. (Pics 1a & b)



- 2 Although fire ant treatment is included in the scope of services for pest control, often chemicals available simply move the mound from one location to another. TopChoice offers a one-year guarantee for fire ant control. Sunrise has provided this cost when they bid the project, so I am requesting a formal proposal for the board to review.

 Number: 1	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 11:54:47 AM
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1. Proposal included in this month's responses. Proposal # 9895

 Number: 2	Author: JM @ Sunrise	Subject: Sticky Note	Date: 3/12/2024 12:29:45 PM
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2. Proposal included in this month's responses. Proposal # 9937

**Customer:**

Waterset Central CDD
3434 Colwell Ave Suite 200
Tampa , FL 33614
Office #
Cell #
Email:

Account Owner:

Jessi Milch
jmilch@sunriselandscape.com
Date: 3/11/2024

9937 - WSC - TopChoice for Fire Ants in Common Areas

Sunrise to provide pricing for materials and service to apply TopChoice to landscape areas at Waterset Central common areas. Recently, we have seen an uptick in fire ant activity, especially with ample rain and warm temps. TopChoice would keep ants at bay and provide protection for pedestrians and dogs.

Please Note:

- To obtain optimum results treated turf areas should be watered or irrigated after application.
- Application of Top Choice is intended to control Fire Ant (*Solenopsis* spp.) Population with an approximate length of control of 1 (one) year. In addition, Top Choice will control Cornfield Ants (*Lasius neoniger*) with approximate length of control of 3 months.
- Based on previous experiences following an application of Top Choice with the subsequent control of the predatory Fire Ant population the presence of Pyramid Ants (*Dorymyrmex* spp) has been observed colonizing the areas where the application was made. However, Pyramid ants will not cause any harm to people or pets.

Price Breakdown:

Labor: \$594.00

TopChoice (material): \$4725.00

PROJECT TOTAL: \$5,319.00

Terms & Conditions

By _____

Jessi Milch

Date _____

3/11/2024

Sunrise Landscape

By _____

Date _____

Waterset Central CDD

**Customer:**

Waterset Central CDD
3434 Colwell Ave Suite 200
Tampa , FL 33614
Office #
Cell #
Email:

Account Owner:

Jessi Milch
jmilch@sunriselandscape.com
Date: 3/12/2024

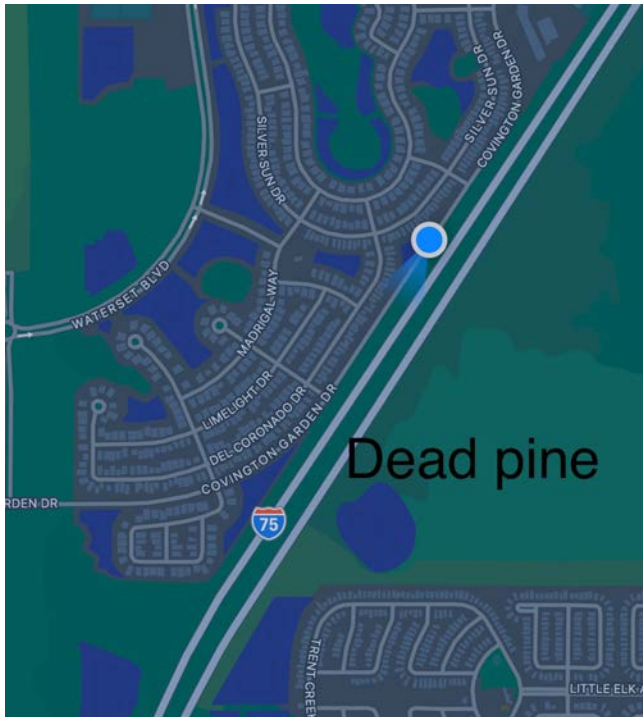
9895 - Pine Tree Removal on Covington Garden

Purpose: Sunrise to provide pricing for removal of a dead Pine tree along Covington Garden, adjacent to Silver Sun Dr on the west side of Covington Garden Drive.

Process: Flush cut or Grind (same price for this application). Cause of death: possible case of Pine Borers, as there are visible pin holes drilled into the bark of the Pine tree.

Please note: Due to fluctuating costs in the industry, prices in this proposal will be honored for 30 days.

Result: Removal of a potentially threatening infestation of Pine Borer.





PROJECT TOTAL: \$204.08

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By _____

Jessi Milch

Date 3/12/2024

Sunrise Landscape

By _____

Date _____

Waterset Central CDD

Tab 4



Enhancing landscape with water-conscious techniques

March 8, 2024

RE: Wasset Central Maintenance Report

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

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

- Field Inspection Report #10 - Irrigation for this area checks out ok, if replaced we will make the proper adjustments.
- Field Inspection Report #16 - Checked drip irrigation in the bed and is operating correctly, running two days a week for 20 minutes, we will adjust as season changes.
- Field Inspection Report# 21 - The irrigation in this area was checked last month. We did find a broken spray on the corner and some clogged nozzles. We checked the irrigation again when this report was received, and everything checked out okay. I believe vehicles like to run over this corner. We will put it on a watch list.

The ET sensors located on the Hunter ACC controllers have been inspected and are operating correctly. There were several days in the month of February, where we saw significant rainfall. We will continue to monitor the irrigation system throughout the winter months and adjust as needed.

Please let me know if you have any questions or need additional information.

Sincerely,

Paul Vlna

Paul Vlna
Irrigation Manager

3840 68th Ave. N. Pinellas Park, FL 33781
Telephone 727-520-1082

Tab 5



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

Community Director Report
March 2024 Meeting



Administrative

CDD Access Requests: No requests this month.

Accurate Electronics was on property to replace the controller for the Access control at the Waterset Club.

Management has followed up with Accurate Electronics on the proposal for the repairs to the Waterline Station entrance gate. AE continues to provide the proposal with repairs needed to other districts.

Sunrise was on property on Tuesday, March 5th to trim the palms around the Waterset Club.

The hours for the Waterset Central CDD have been updated for the season. The pool areas are open from dawn to 7pm from March 1st through April 30th. DCSI was contacted to update the talk down system.

The Waterset Club slides will re-open during the week of spring break, March 9th through March 17th.

Management sent out a reminder to the community regarding the no alcohol rule at the pool areas.

Management sent out reminder email to the community regarding the slide rules in lieu of the slides re-opening for the week of spring break.

The HOA Social Committee would like to host a small egg hung around the exterior of the Waterset Club and Waterline Station on Friday, March 22nd from 4 to 6pm.

After investigating, management has confirmed that the vending machine at the clubhouse belongs to the same vendor used in other district, Christella Clark. She indicated that approval was granted during a meeting in June 2022, although no formal contract was provided then. The delay in installation was due to necessary repairs. Management has instructed Christella to display her contact information on the vending machine, provide a Certificate of Insurance (COI), and attend the next WSC meeting.

A resident would like to offer Belly dancing classes in the Gathering room on Mondays and Fridays from 12pm to 1pm. Each class would be priced at \$20.00. Certificate of Insurance has been provided.

In the early hours of Sunday, March 3rd, four vehicles that parked overnight at the exit portion of the Waterset Club parking lot were broken into. The maintenance team member contacted the authorities, who in turn reached out to the vehicle owners. On Wednesday, March 6th, a deputy visited the management office requesting footage, it was discovered that the cameras do not reach as far as the exit of the parking lot.

Management contacted a junk removal company to address the large items that had been improperly placed in the Central CDD dumpster by residents. Among the items removed were a dishwasher, construction debris, a mini fridge, and large scrap metal pieces.



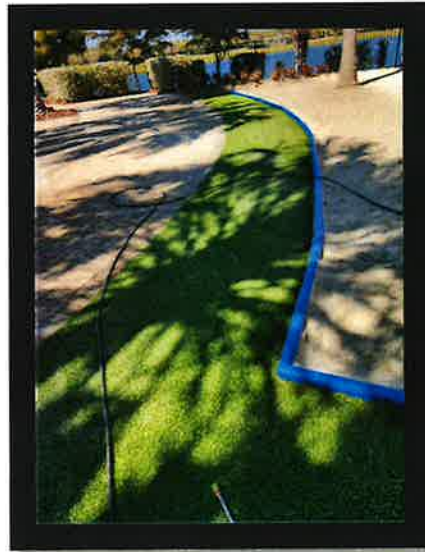
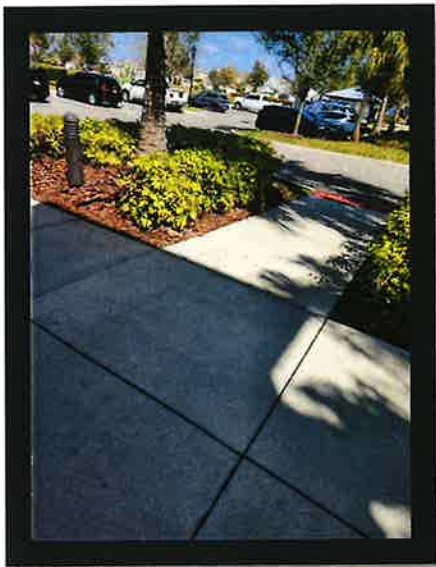
Management has been in communication with Securitas regarding the absence of the designated security officer for Waterset Central on Saturday, March 2nd. Shockingly, we learned that Security Officer Oliver had been assaulted outside of work and was in critical condition. Securitas has assured us of ongoing updates and has provided a temporary security officer in the interim.

Maintenance

The maintenance team painted the baseboards in the Waterset Club Gathering room.

The maintenance team painted the kick plates at all Waterset Central amenity doors.

The maintenance team pressure washed the Waterset Clubhouse amenity building.



The maintenance team pressure washed the Waterline Station amenity.





The maintenance team replaced the light fixture in the women's pool restroom at the Waterset Club.



The maintenance team repaired the Yield sign at Milestone and Goldcoast Ave.



The maintenance team replaced the pickleball net base as it was broken.



The maintenance team replaced the volleyball court lines.

The maintenance team repaired the windscreens in the tennis courts.

The maintenance team recently capped off electrical lines in an area where a bollard light fixture used to be located by the tennis courts.

Report Respectfully Submitted,

Katiria Parodi, LCAM



Katiria Parodi

From: Taylor Zoll <taylor.zoll2@gmail.com>
Sent: Friday, February 16, 2024 10:03 AM
To: Katiria Parodi
Cc: kelley.sempert@compass.com
Subject: Easter Egg Hunt Proposal - Friday, March 22

To whom it may concern:

On behalf of the social committee, we are requesting the partial use of the following amenities on Friday, March 22 from 2pm-6pm for an Easter Egg Hunt:

- Lakeside
- The Landing
- The Clubhouse
- Waterline Station

Each amenity will be able to remain open business as usual during the Egg Hunt. However, we will request that irrigation be turned off during this time. We are proposing that each amenity have approximately 500 eggs hidden outside (no indoor space will be used) and expect approximately 50 children per amenity searching for eggs.

We will have 16 parent volunteers (4 per park) hide the eggs at 2pm and we will communicate to the community that the Egg hunt will begin at 4pm and end at 6pm.

The same volunteers who "hide" eggs on Friday will go back to the location by Saturday morning to clean any leftover eggs/trash that may have been left behind.

Please let me know if you have any questions.

Best,
Taylor

--
Taylor C. Zoll
taylor.zoll2@gmail.com
847.309.4465

Bellydance classes proposal for Waterset community

Belly dancing, also known as Middle Eastern dance, is a form of dance that grew popular in America during romantic movement of the 19th century, and is recognized by its quick gyrations of the hips and movements of the hands. Although the dance has been around for hundreds of years, it is not until very recently that medical professionals have begun discovering the many health benefits of belly dancing.

To start with, belly dancing is a very low impact exercise which makes it suitable for women of any age. It is a total body workout that involves movements that come naturally to the female form, making it a very low injury risk exercise. Contrary to its name, the dance focuses on a lot more muscle groups than just belly. The main movements of belly dancing involve isolated tension of muscles in abdomen, pelvis, trunk, spine, and neck.

Of course belly dancing is also a great cardio workout, burning anywhere from 300-500 calories an hour depending on intensity.

I offer beginner through advanced level Egyptian-american belly dance including choreographies, technique, props, and more.

Location

The Classes will be held on Mondays and Fridays at 12.00 pm at Waterset clubhouse location. Each class will meet for an hour. The first class is general introduction to Middle Eastern dancing, music, the exercises and their purpose, and the dance movements themselves. The remain classes will follow a set routine of warming up/stretching, work on movements, and cool down. The Waterset clubhouse is ideal for teaching (i.e., high ceilings, plenty of room, and good lighting).

The cost of the class is \$20.

Qualifications

I am driven to pass my knowledge of this dance form to others, to continue the chain of this ageless expression. I have 20 years of belly dance experience, 7 years of performing as a bellydancer at top stages of Middle East, including UAE, Bahrain, Turkey, and Jordan, learning my knowledge from champions of the world, and 4 years of teaching bellydance. I'm certified teacher of "Dancing for Birth" school, which prepares pregnant women for a healthy birth with belly dance movement. Currently I'm teaching belly dance classes online via zoom.

I will be proud to share all my knowledge with waterset community.

If there are any questions, feel free to contact me.

Gulnaz Nichols

Gulnaziunusova@yahoo.com

9044456013



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/22/2024

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

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

PRODUCER K&K Insurance Group, Inc. 1712 Magnavox Way Fort Wayne, IN 46804	CONTACT NAME: MM - Dance Instructors PHONE (A/C, No, Ext): 1-800-506-4856 FAX (A/C, No): 1-260-459-5502 E-MAIL ADDRESS: info@fitnessinsurance-kk.com PRODUCER CUSTOMER ID:														
INSURED Gulnaz Nichols DBA: Gulnaz Nichols 5548 Summer Sunset Dr Apollo Beach, FL 33572 A Member of the Sports, Leisure & Entertainment RPG	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Markel Insurance Company</td><td>38970</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Markel Insurance Company	38970	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** U00059919**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																								
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X		M1RPG0000000131500	02/26/2024 12:01 AM EDT	02/26/2025 12:01 AM	<table><tr><td>EACH OCCURRENCE</td><td>\$1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea Occurrence)</td><td>\$1,000,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$5,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$5,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$1,000,000</td></tr><tr><td>PROFESSIONAL LIABILITY</td><td>\$1,000,000</td></tr><tr><td>BODILY INJURY TO PARTICIPANTS</td><td>\$1,000,000</td></tr><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td></td></tr><tr><td>BODILY INJURY (Per person)</td><td></td></tr><tr><td>BODILY INJURY (Per accident)</td><td></td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td></td></tr></table>	EACH OCCURRENCE	\$1,000,000	DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$1,000,000	MED EXP (Any one person)	\$5,000	PERSONAL & ADV INJURY	\$1,000,000	GENERAL AGGREGATE	\$5,000,000	PRODUCTS - COMP/OP AGG	\$1,000,000	PROFESSIONAL LIABILITY	\$1,000,000	BODILY INJURY TO PARTICIPANTS	\$1,000,000	COMBINED SINGLE LIMIT (Ea accident)		BODILY INJURY (Per person)		BODILY INJURY (Per accident)		PROPERTY DAMAGE (Per accident)	
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	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<table><tr><td><input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td></td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td></td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td></td></tr></table>	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER		E.L. EACH ACCIDENT		E.L. DISEASE - EA EMPLOYEE		E.L. DISEASE - POLICY LIMIT																	
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certified Instructor of: Belly Dancing

The Certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured.

CERTIFICATE HOLDERWaterset Central CDD
3434 Colwell Avenue
Tampa, FL 33614
Owner/Manager/Lessor of Premises**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE

Coverage is only extended to U.S. events and activities.

** NOTICE TO TEXAS INSUREDS: The Insurer for the purchasing group may not be subject to all the insurance laws and regulations of the State of Texas

**ADDITIONAL INSURED – DESIGNATED
PERSON OR ORGANIZATION**

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s) Waterset Central CDD 3434 Colwell Avenue Tampa, FL 33614	
Named Insured:	Gulnaz Nichols DBA: Gulnaz Nichols
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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


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

Daily Site Report

WATERSET CDD

02/28/2024 08:05am - 02/29/2024 08:05am



Time	Action	Details
04:37pm 02/28/2024	Checkpoint Scan	Checkpoint Name: Dumpster Area
05:02pm 02/28/2024	Checkpoint Scan	Checkpoint Name: Patio Entrance Gate
05:05pm 02/28/2024	Checkpoint Scan	Checkpoint Name: 2. Public Access / Slide Pool
05:05pm 02/28/2024	Checkpoint Scan	Checkpoint Name: 2. Public Access / Slide Pool
05:06pm 02/28/2024	#133454600 *Activity Log Entry	<p>Comments</p> <p>Beginning of 1st patrol tour at 1700 hrs my first observation were that the parking lot at site one was almost completely full.</p> <p>There was one youth on back patio side of the gathering room</p> <p>There were 3 parents 5 4 toddlers and a baby playing near slide pool area</p> <p>There were 3 parents and 8 kids inside playground area</p> <p>Nearby people parked and sitting in cars</p> <p>2 male walking along lakeside</p>
		<p>Picture 1</p> 

Picture 2





Picture 3



Picture 4



		Officer Signature 
05:07pm 02/28/2024	Checkpoint Scan K. J. O'Connell WATERSET CDD	Checkpoint Name: 2. Public Access / Lap Pool
05:07pm 02/28/2024	Checkpoint Scan K. J. O'Connell WATERSET CDD	Checkpoint Name: 2. Public Access / Lap Pool
05:35pm 02/28/2024	Checkpoint Scan K. J. O'Connell WATERSET CDD	Checkpoint Name: 2. Public Access / Basketball court
05:41pm 02/28/2024	Checkpoint Scan K. J. O'Connell WATERSET CDD	Checkpoint Name: 2. Public Access /Pickleball Court
05:41pm 02/28/2024	Checkpoint Scan K. J. O'Connell WATERSET CDD	Checkpoint Name: 2. Public Access /Pickleball Court
05:44pm 02/28/2024	#133454894 *Activity Log Entry K. J. O'Connell WATERSET CDD	Comments At 1709hrs there were a beginning game of 3 in3 on the basketball court while are weekly tennis training in progress with toddler and a coach And 6 people on pickle ball
		Picture 1 
		Officer Signature 
05:35pm 02/28/2024	Checkpoint Scan K. J. O'Connell WATERSET CDD	Checkpoint Name: 2. Public Access / Restrooms
05:42pm 02/28/2024	Checkpoint Scan K. J. O'Connell WATERSET CDD	Checkpoint Name: Second Site Pool

3 adults 2 toddler and two baby's on playground area at site 2 no activity at Pool area .kids playing up and down madrigal mother reportable activity at this time



05:45:00
02:75:02:5
Tour Comment
Kathy Olsen
WATERSET CDD

05:17:00
02:38:20:24
#133457669 *Activity Log Entry
Kathy Olsen
WATERSET CDD

Comments
The passenger of this car approach me yelling and cursing saying a person 9ver the cameras were rushing her and she kept yelling I have kids and to not rush her as she continued to curse and walked off I tried explaining to her it was an automated mesage

Picture 1



Officer Signature



Checkpoint Name: 2. Public Access / Slide Pool

Checkpoint Name: Patio Entrance Gate

Checkpoint Name: Dumpster Area

Checkpoint Name: 2. Public Access /Pickleball Court

Checkpoint Name: 2. Public Access / Lap Pool

Checkpoint Name: 2. Public Access / Basketball court

Checkpoint Name: 2. Public Access / Restrooms

Comments

Parent and two children on basketball courts.there
Pickleball empty and multiple tennis games in play

Picture 1



Picture 2



Officer Signature

A handwritten signature in blue ink, appearing to read 'K. [unclear]', written over a horizontal line.

01:55am
02/28/2024

Checkpoint Scan
K. [unclear]
WATERSET CDD

Checkpoint Name: Second Site Pool

There currently no activity at site 2 besides one parked car in far front of parking lot. All site doors ,windows and gates have been checked locked and secured . Front gate to site to still needs to be checked my maintenance it seems to be tampered with preventing it from. Sometimes closing and locking



03:07pm 02/28/2024	Tour Comment Kento O'Brien WATERSET CDD
08:36pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
08:37pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
08:38pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
08:40pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
08:43pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
08:43pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
09:38pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
10:03pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
10:04pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
10:06pm 02/28/2024	Checkpoint Scan Kento O'Brien WATERSET CDD
10:07pm 02/28/2024	#133467738 *Activity Log Entry Kento O'Brien WATERSET CDD

Checkpoint Name: Patio Entrance Gate

Checkpoint Name: Dumpster Area

Checkpoint Name: 2. Public Access /Pickleball Court

Checkpoint Name: 2. Public Access / Basketball court

Checkpoint Name: 2. Public Access / Slide Pool

Checkpoint Name: 2. Public Access / Lap Pool

Checkpoint Name: 2. Public Access / Restrooms

Checkpoint Name: 2. Public Access / Basketball court

Checkpoint Name: 2. Public Access / Lap Pool

Checkpoint Name: 2. Public Access / Slide Pool

Comments

All court activity ceased and everyone went home at 1755 hrs when lights went out .current patrol underway all courts locked and secured
All pool area locked and secured.
Fitness center clean quite locked and secured
No persons on site at this time

Officer Signature



Checkpoint Name: 2. Public Access / Restrooms

Checkpoint Name: Patio Entrance Gate

Checkpoint Name: 2. Public Access /Pickleball Court

sc an but didn't show it scanned everything clear and routine at this location

View On Your Portal : <https://tracktik.securitasinc.com>

Checkpoint Name: Second Site Pool

View On Your Portal : <https://tracktik.securitasinc.com>

Comments

One person sitting in vehicle when I arrived, however left a few moments later.no other activity at this location at this time

Picture 1



Officer Signature




Checkpoint Name: 2. Public Access / Basketball court

Checkpoint Name: 2. Public Access / Restrooms

Checkpoint Name: 2. Public Access /Pickleball Court

Checkpoint Name: Dumpster Area

12:00am 02/23/2024	Checkpoint Scan	Checkpoint Name: Patio Entrance Gate
12:00am 02/23/2024	Checkpoint Scan	Checkpoint Name: 2. Public Access / Slide Pool
12:00am 02/23/2024	Checkpoint Scan	Checkpoint Name: 2. Public Access / Lap Pool
01:00am 02/23/2024	#133477279 *Activity Log Entry	
Comments At this time I am doing a thorough check on both sites 1 & 2 insuring all gates ,doors and windows are noloc ked properly and all checkpoints have been checked off .no abnormal or reportable activity at this time .All security measures followed and security remains intact proceeding to clock out		
Officer Signature 		

Tab 6

Tab 6 I

Consideration: \$10.00
Documentary Transfer Taxes: \$.70

This instrument was prepared by
and after recording, return to:
Jessica Paz Mahoney, Esq.
Mahoney Law Group, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

**GRANT OF EASEMENTS, MAINTENANCE
AND COST-SHARING AGREEMENT
FOR
WATERSET PHASE 3 AMENITY CENTER
(Lot A)**

THIS GRANT OF EASEMENTS, MAINTENANCE AND COST-SHARING AGREEMENT FOR WATERSET PHASE 3 AMENITY CENTER (LOT A) (the “**Agreement**”) is made as of the ____ day of March, 2024 by the **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under chapter 190, Florida Statutes (the “**District**”), whose post office address is c/o Rizzetta & Company, Incorporated 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 and **NNP–SOUTHBEND II, LLC**, a Delaware limited liability company (“**Lot A Owner**”), whose post office address is 3162 South Falkenburg Road, Riverview, Florida 33578, with reference to the following facts:

RECITALS

A. The District is the owner of certain real property in Hillsborough County, Florida, which is more particularly described as follows: (1) access easement area described and depicted on **Exhibit A** attached hereto and incorporated herein by reference (the “**Access Easement Area**”), (2) stormwater easement area described and depicted on **Exhibit B** attached hereto and incorporated herein by reference (the “**Stormwater Easement Area**”), and (c) sanitary easement area described and depicted on **Exhibit C** attached hereto and incorporated herein by reference (the “**Sanitary Easement Area**” and together with the Access Easement Area and the Stormwater Easement Area, collectively, the “**Easement Areas**”).

B. Lot A Owner is the owner of certain real property in Hillsborough County, Florida, which is more particularly described as follows (“**Lot A**”):

Lot A, Waterset Phase 3 Amenity Center Platted Subdivision With No Improvements, according to the plat thereof, recorded in Plat Book 132, Pages 1 through 5, inclusive, of the Public Records of Hillsborough County, Florida (the “Plat”).

C. Lot A Owner desires for the District to grant to Lot A Owner, and the District is willing to grant to Lot A Owner, certain easements over the Easement Areas for the benefit of Lot A, in accordance with and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the District and Lot A Owner agree as follows:

1. **Recitals; Exhibits.** The foregoing recitals are true and correct and, together with all Exhibits attached hereto, are incorporated herein by reference and made a part of this Agreement.

2. **Grant of Easements.** The District hereby grants the following easements to Lot A Owner and its successors in title, appurtenant to and for the benefit of Lot A (collectively, the “**Easements**”):

(a) **Access Easement.** A permanent, non-exclusive easement for vehicular and pedestrian ingress and egress by Lot A Owner, its agents, employees, contractors, subcontractors, guests and invitees (each with Lot A Owner, a “**Permitted User**”) over, across and through the Access Easement Area to Paradiso Drive.

(b) **Stormwater Easement.** A permanent, non-exclusive easement for stormwater drainage from Lot A through underground stormwater pipe(s) under and through the Stormwater Easement Area, including the right of Drainage outfall into Tract B-34, according to the Plat (“**Tract B-34**”).

(c) **Sanitary Easement.** A permanent, non-exclusive easement for sanitary sewer utility purposes from Lot A through an underground sanitary sewer pipe connecting to the District’s sanitary sewer line within the Sanitary Easement Area.

3. **Maintenance and Cost-Sharing.**

(a) **Access Easement Area.** The District shall maintain, repair and replace the pavement and other access-related improvements within the Access Easement Area (collectively, the “**Access Improvements**”) in good conditions and repair, at the District’s cost and expense, subject to Lot A Owner’s payment to the District of its share of such cost and expense in accordance with this subsection (a). Lot A Owner shall reimburse the District for fifty percent (50%) of the total actual out-of-pocket cost and expense incurred by the District, which is attributable to the maintenance, repair and/or replacement of the Access Improvements; provided, however, that Lot A Owner shall be responsible for one hundred percent (100%) of the cost and expense to repair or replace any Access Improvements that are damaged or destroyed to the extent such damage or destruction is caused by any Permitted User. Any amounts owed by the Lot A Owner to the District shall be payable by the Lot A Owner to the District within thirty (30) days after the District delivers an itemized invoice for such cost and expense to Lot A Owner.

(b) **Stormwater Easement.** The District shall maintain, repair and replace the stormwater pipe and related stormwater drainage improvements that serve Lot A within the Stormwater Easement Area (collectively, the “**Stormwater Improvements**”) in good conditions and

repair, at the District's cost and expense, subject to Lot A Owner's payment to the District of its share of such cost and expense in accordance with this subsection (b). Lot A Owner shall reimburse the District for thirty percent (30%) of the total actual out-of-pocket cost and expense incurred by the District, which is attributable to the maintenance, repair and/or replacement of the Stormwater Improvements and two percent (2%) of the total actual out-of-pocket cost and expense incurred by the District which is attributable to maintenance of Tract B-34; provided, however, that Lot A Owner shall be responsible for one hundred percent (100%) of the cost an expense to repair or replace any Stormwater Improvements that are damaged or destroyed to the extent such damage or destruction is caused by any Permitted User. Any amounts owed by the Lot A Owner to the District, pursuant to this subsection (b), shall be payable by the Lot A Owner to the District within thirty (30) days after the District delivers an itemized invoice for such cost and expense to Lot A Owner.

(c) **Sanitary Easement.** Lot A Owner shall maintain, repair and replace, at Lot A Owner's sole cost and expense, the sanitary sewer pipe within the Sanitary Easement Area from the Lot A property boundary to the point of connection with the District's sanitary sewer pipe within the Sanitary Easement Area (the "**Lot A Sewer Pipe**"). The District shall maintain, repair and replace the sanitary sewer pipe and related sanitary sewer improvements that serve Lot A within the Sanitary Easement Area from the point of connection of the Lot A Sewer Pipe with the District's sanitary sewer pipe to such sanitary sewer pipe's connection to the County's sewer line within Paradiso Drive (collectively, the "**District's Sanitary Improvements**") in good conditions and repair, at the District's cost and expense, subject to Lot A Owner's payment to the District of its share of such cost and expense in accordance with this subsection (c). Lot A Owner shall reimburse the District for fifty percent (50%) of the total actual out-of-pocket cost and expense incurred by the District, which is attributable to the maintenance, repair and/or replacement of the District's Sanitary Improvements; provided, however, that Lot A Owner shall be responsible for one hundred percent (100%) of the cost an expense to repair or replace the District's Sanitary Improvements that are damaged or destroyed to the extent such damage or destruction is caused by any Permitted User. Any amounts owed by the Lot A Owner to the District, pursuant to this subsection (c), shall be payable by the Lot A Owner to the District within thirty (30) days after the District delivers an itemized invoice for such cost and expense to Lot A Owner.

(d) **Lien Rights.** If Lot A Owner fails to pay the District its share of the District's total actual out-of-pocket cost and expense as and when required by subsections (b) and (c) above, and such failure continues for a period of fifteen (15) days after written notice from the District to Lot A Owner, then such amounts due shall accrue interest at the rate of twelve percent (12%) per annum from the date due until paid in full to the District, and the District shall have the right to record a claim of lien against title to Lot A and foreclose the lien in accordance with applicable Florida law.

4. **Mutual Indemnification.** All activities of the District or any Permitted User, in the exercise of their respective rights and obligations under this Agreement, shall be conducted so as not to cause any material damage to any portion of Lot A, the Easement Area, or the improvements and facilities located therein, or to any property adjacent thereto. Any party who takes title to any portion of the Easement Area or Lot A, by acceptance of a deed to such property, agrees to, and shall, indemnify and hold each other harmless from and against any and all claims for property damage or personal injuries or any other claims, demands, actions, causes of action, damages, liabilities, losses, costs or expenses, including reasonable attorneys' and paralegals' fees, arising in connection with, or in any way related to, such party's exercise of its rights or obligations under this Agreement. This

section shall not constitute, or be construed as, a waiver of the District's limitation on liability set forth in Section 768.28, Florida Statutes.

5. **Covenants Running With the Land; Binding Effect.** The Easements set forth in this Agreement, shall be deemed appurtenant to and for the benefit of Lot A and burdening the Easement Areas, and shall constitute covenants running with the land, binding upon the Easement Areas and Lot A, the owners thereof, and their successors and assigns.

6. **Amendment; Waiver.** This Agreement may only be amended, modified or terminated, in whole or in part, by an instrument executed by the owner(s) of any portion of the Easement Areas and Lot A, or their respective successors or assigns. No waiver of any provision hereof shall be effective unless done so in writing signed by the party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

7. **Enforcement.** In the event of a default or failure by any owner of any portion of the Property, or their successors or assigns, under this Agreement, then the non-defaulting party may deliver to the defaulting party written notice specifying the default or failure, and the defaulting party shall have fifteen (15) days to remedy the same, failing which the non-defaulting party shall be entitled to seek damages, specific performance, injunctive relief, and any other legal or equitable remedy on account of such default, but shall not be entitled to a termination of this Agreement.

8. **Attorneys' Fees.** In the event of any dispute arising under this Agreement, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive any termination of this Agreement.

9. **Governing Law; Venue.** This Agreement shall be governed in accordance with Florida Law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Hillsborough County, Florida.

10. **No Third Party Beneficiaries; Dedication.** Except to the extent otherwise expressly provided for in this Agreement, no person or entity shall be deemed a beneficiary of the terms of this Agreement. The Easements and other terms and conditions of this Agreement shall not constitute dedications to the public.

11. **Notices.** Any notices to be delivered pursuant to this Agreement shall be delivered to the applicable fee title owner of any portion of Lot A or the Easement Areas, as applicable, at the addresses on file with the Hillsborough County Tax Collector for purposes of collecting property taxes and assessments for such owner's property that is subject to this Agreement. Notices required by this Agreement shall be effective if delivered by hand, overnight courier service, or U.S. Mail, postage prepaid. Notices shall be deemed received within three (3) days of deposit in the mail if sent by U.S. Mail, upon delivery if hand delivered, and one (1) business day after deposit with any overnight courier service if sent in such manner.

[Signature on following page.]

IN WITNESS WHEREOF, the District has caused this Agreement to be executed effective as of the date set forth in the preamble of this Agreement.

Witnesses:

District:

(Signature)

Print Name:_____

Address: _____

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

(Signature)

Print Name:_____

Address: _____

By:_____

Deneen Klenke

Chair of the Board of supervisors

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, [__]
by means of physical presence or [__] online notarization, by Deneen Klenke, as Chair of the Board
of Supervisors of the Waterset Central Community Development District, on behalf of the district,
who is personally known to me.

NOTARY PUBLIC

Name:_____

My Commission Expires:

[notary seal]

IN WITNESS WHEREOF, Lot A Owner has caused this Agreement to be executed effective as of the date set forth in the preamble of this Agreement.

Witnesses:

Lot A Owner:

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

(Signature)
Print Name: _____
Address: _____

By: _____
Len Jaffe, Vice President

(Signature)
Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, [__]
by means of physical presence or [__] online notarization, by Len Jaffe, as Vice President of NNP-
Southbend II, LLC, a Delaware limited liability company, on behalf of the company, who is
personally known to me.

NOTARY PUBLIC
Name: _____
My Commission Expires: _____
[notary seal]

Exhibit A

Access Easement Area

[Legal description and sketch attached on the following three (3) pages.]

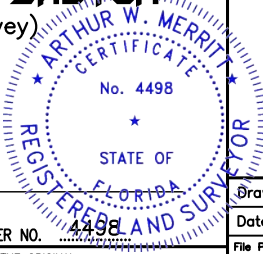
**WATERSET PHASE 3 AMENITY CENTER
ACCESS EASEMENT**

DESCRIPTION: That part of TRACT "C-2", according to the plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 23, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Lot A, according to said plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said Lot A and the Southerly boundary of the aforesaid TRACT "C-2", the following four (4) courses: 1) Westerly, 110.18 feet along the arc of a curve to the right having a radius of 187.00 feet and a central angle of 33°45'30" (chord bearing N.68°07'36"W., 108.59 feet) to a point of tangency; 2) N.51°14'51"W., 27.40 feet to a point of curvature; 3) Westerly, 76.43 feet along the arc of a curve to the left having a radius of 113.00 feet and a central angle of 38°45'09" (chord bearing N.70°37'25"W., 74.98 feet) to a point of tangency; 4) WEST, 36.37 feet; thence NORTH, 87.00 feet; thence EAST, 25.50 feet; thence SOUTH, 12.00 feet; thence EAST, 10.87 feet to a point of curvature; thence Easterly, 127.16 feet along the arc of said curve to the right having a radius of 188.00 feet and a central angle of 38°45'09" (chord bearing S.70°37'25"E., 124.75 feet) to a point of tangency; thence S.51°14'51"E., 27.40 feet to a point of curvature; thence Southeasterly, 53.31 feet along the arc of a curve to the left having a radius of 112.00 feet and a central angle of 27°16'16" (chord bearing S.64°52'59"E., 52.81 feet) to a point on the Easterly boundary of the aforesaid TRACT "C-2"; thence along said Easterly boundary of TRACT "C-2", the following two (2) courses: 1) S.05°00'00"E., 40.51 feet to a point of curvature; 2) Southerly, 36.27 feet along the arc of a curve to the right having a radius of 969.00 feet and a central angle of 02°08'40" (chord bearing S.03°55'40"E., 36.26 feet) to the **POINT OF BEGINNING**.

Containing 0.433 acres, more or less.

**WATERSET PHASE 3 AMENITY CENTER
ACCESS EASEMENT**

				Prepared For: NNP-SOUTHBEND II			
				DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
						Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-137	
						Date: 4-6-23 Dwg: WSET-PH3-AMENITY-ACCESS-DS.dwg	
No. Date Description Dwn.				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		File Path: P:\Waterwet\Master Plan\Description\Ph3-Amenity-Easmt\Access Easement	
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST	
SHEET NO. 1 OF 3 SHEETS							

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	187.00	33°45'30"	110.18	108.59	N.68°07'36"W.
2	113.00	38°45'09"	76.43	74.98	N.70°37'25"W.
3	188.00	38°45'09"	127.16	124.75	S.70°37'25"E.
4	112.00	27°16'16"	53.31	52.81	S.64°52'59"E.
5	969.00	02°08'40"	36.27	36.26	S.03°55'40"E.

PLAT NOTE: Refer to the recorded plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida for detail information of TRACT "C-2"

BASIS OF BEARINGS

The Easterly boundary of TRACT "C-2", as referenced hereon, according to the plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida, has a Grid bearing of S.05°00'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

WATERSET PHASE 3 AMENITY CENTER ACCESS EASEMENT

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 15%;">Date</th> <th style="width: 60%;">Description</th> <th style="width: 15%;">Dwn.</th> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="4" style="text-align: center;">SHEET NO. 2 OF 3 SHEETS</td> </tr> </table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 2 OF 3 SHEETS				Prepared For: NNP-SOUTHBEND II	
No.	Date	Description	Dwn.														
REVISIONS																	
SHEET NO. 2 OF 3 SHEETS																	
DESCRIPTION SKETCH (Not a Survey)				AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200													
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Drawn: WFS</td> <td style="width: 33%;">Checked: AWM</td> <td style="width: 33%;">Order No.: AMI-WSN-WS-137</td> </tr> <tr> <td>Date: 4-6-23</td> <td colspan="2">Dwg: WSET-PH3-AMENITY-ACCESS-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Waterret\Master Plan\Description\Ph3-Amenity-Easmt\Access Easement</td> </tr> </table>		Drawn: WFS	Checked: AWM	Order No.: AMI-WSN-WS-137	Date: 4-6-23	Dwg: WSET-PH3-AMENITY-ACCESS-DS.dwg		File Path: P:\Waterret\Master Plan\Description\Ph3-Amenity-Easmt\Access Easement					
Drawn: WFS	Checked: AWM	Order No.: AMI-WSN-WS-137															
Date: 4-6-23	Dwg: WSET-PH3-AMENITY-ACCESS-DS.dwg																
File Path: P:\Waterret\Master Plan\Description\Ph3-Amenity-Easmt\Access Easement																	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST													
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER																	

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

TRACT "B-34"
(PRIVATE) DRAINAGE AREA
(PUBLIC) DRAINAGE EASEMENT
(O.R. 23170, PAGE 1244)

**WATERSET PHASE 3
AMENITY CENTER
PLATTED SUBDIVISION
WITH NO IMPROVEMENTS**
(PLAT BOOK 132, PAGES 1-5)

TRACT "C-2"
AMENITY AREA

CARDINAL BEARING NOTE:

Cardinal bearings where shown
hereon shall be assumed to have the
same bearings as follows:

NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

DECLARATION OF
UTILITY EASEMENT
(O.R. 25528,
PAGE 1396)

PARADISO DRIVE
(PUBLIC) RIGHT-OF-WAY

WATERSET PHASE 3C-2
(PLAT BOOK 130, PAGES 18-26)

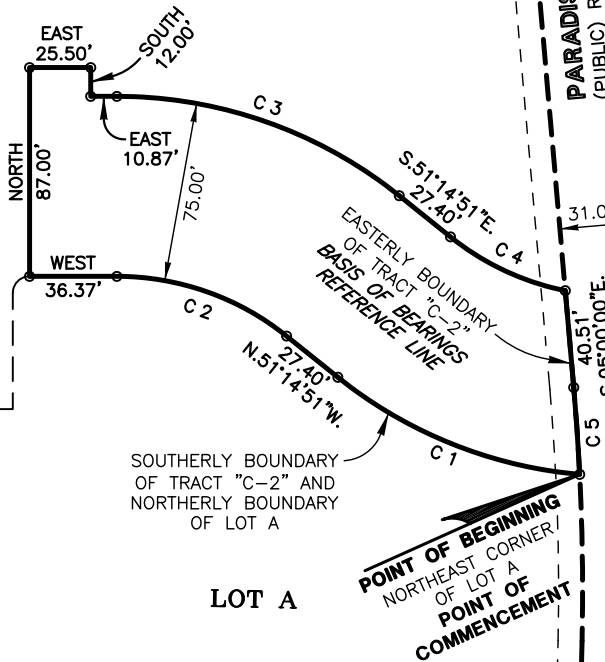
B L O C K

VOYAGERS PLACE

(PUBLIC) RIGHT-OF-WAY

SCALE 1"=80'

TRACT "C-2"
AMENITY AREA



SOUTHERLY BOUNDARY
OF TRACT "C-2" AND
NORTHERLY BOUNDARY
OF LOT A

LOT A

POINT OF BEGINNING
NORTHEAST CORNER
OF LOT A
POINT OF
COMMENCEMENT

**WATERSET BOULEVARD PHASE 3B
AND PASEO AL MAR BOULEVARD
CENTRAL SEGMENT PHASE 1**
(PLAT BOOK 131, PAGES 40-46)

PASEO AL MAR BOULEVARD
(PUBLIC) RIGHT-OF-WAY (WIDTH VARIES)

NOTE:

- SEE SHEET 1 OF 3 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 3 SHEETS FOR:
1) BASIS OF BEARINGS NOTE
2) PLAT NOTE
3) CURVE DATA TABLE

WATERSET PHASE 3 AMENITY CENTER ACCESS EASEMENT

Prepared For: **NNP-SOUTHBEND II**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-137

Date: 4-6-23 Dwg: WSET-PH3-AMENITY-ACCESS-DS.dwg

File Path: P:\Waterseet\Master Plan\Description\Ph3-Amenity-Easmt\Access Easement

SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST

No. Date Description Dwn.

REVISIONS

SHEET NO. 3 OF 3 SHEETS

Exhibit B

Stormwater Easement Area

[Legal description and sketch attached on the following three (3) pages.]

**WATERSET PHASE 3 AMENITY CENTER
STORM EASEMENT**

DESCRIPTION: That part of TRACT "C-2", according to the plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 23, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said TRACT "C-2" for a **POINT OF BEGINNING**, run thence along the Westerly boundary of said TRACT "C-2", N.10°43'04"E., 153.79 feet; thence S.89°59'34"E., 407.38 feet to a point on the Southerly boundary of said TRACT "C-2", also being a point on the Westerly boundary of Lot A, according to the aforesaid plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS; thence along said Southerly boundary of TRACT "C-2" and said Westerly boundary of Lot A, the following three (3) courses: 1) SOUTH, 11.12 feet; 2) WEST, 6.03 feet; 3) SOUTH, 157.32 feet to the Southwest corner of said Lot A; thence continue along said Southerly boundary of TRACT "C-2", the following two (2) courses: 1) N.88°45'00"W., 249.77 feet to a point of curvature; 2) Westerly, 180.69 feet along the arc of a curve to the right having a radius of 2038.00 feet and a central angle of 05°04'47" (chord bearing N.86°12'36"W., 180.63 feet) to the **POINT OF BEGINNING**.

Containing 1.557 acres, more or less.

**WATERSET PHASE 3 AMENITY CENTER
STORM EASEMENT**

				Prepared For: NNP-SOUTHBEND II			
				DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
				ARTHUR W. MERRITT No. 4498 STATE OF FLORIDA REGISTERED LAND SURVEYOR			
				No.	Date	Description	Dwn.
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			
SHEET NO. 1 OF 3 SHEETS							
				SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST			

PLAT NOTE: Refer to the recorded plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida for detail information of TRACT "C-2"

BASIS OF BEARINGS

The Westerly boundary of TRACT "C-2", as referenced hereon, according to the plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida, has a Grid bearing of N.10°43'04"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

WATERSET PHASE 3 AMENITY CENTER STORM EASEMENT

				Prepared For: NNP-SOUTHBEND II				
				DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Drawn: WFS	Checked: AWM	Order No.: AMI-WSN-WS-137
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Date: 4-7-23	Dwg: WSET-PH3-AMENITY-STORM-DS.dwg	File Path: P:\Waterret\Master Plan\Description\Ph3-Amenity-Easmt\Storm Easmt Blank
SHEET NO. 2 OF 3 SHEETS						SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST		

NOTE:

SEE SHEET 1 OF 3 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 3 SHEETS FOR:
1) BASIS OF BEARINGS NOTE
2) PLAT NOTE

CARDINAL BEARING NOTE:

Cardinal bearings where shown
hereon shall be assumed to have the
same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

C1
DELTA=05°04'47"
RADIUS=2038.00
TANGENT=90.40
ARC=180.69
CHORD=180.63
BEARING=N.86°12'36"W.

SOUTHWEST 1/4 OF
SECTION 23-31-19
SOUTHEAST 1/4 OF
SECTION 23-31-19

**WATERSET PHASE 3 AMENITY CENTER
PLATTED SUBDIVISION WITH NO IMPROVEMENTS**
(PLAT BOOK 132, PAGES 1-5)

TRACT "C-2"
AMENITY AREA

S.89°59'34"E. 407.38'

WESTERLY BOUNDARY
OF TRACT "C-2"
BASIS OF BEARINGS
REFERENCE LINE

SOUTHERLY BOUNDARY
OF TRACT "C-2" AND
WESTERLY BOUNDARY
OF LOT A

DECLARATION OF
UTILITY EASEMENT
(O.R. 25528,
PAGE 1396)

SOUTH
11.12'

WEST
6.03'

LOT A

SOUTH
157.32'

SOUTHWEST
CORNER
OF LOT A

N.88°45'00"W. 249.77'

(PUBLIC) RIGHT-OF-WAY
(WIDTH VARIES)

PASEO AL MAR BOULEVARD

**WATERSET BOULEVARD PHASE 3B
AND PASEO AL MAR BOULEVARD
CENTRAL SEGMENT PHASE 1**
(PLAT BOOK 131, PAGES 40-46)

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

WATERSET PHASE 3 AMENITY CENTER STORM EASEMENT

Prepared For: **NNP-SOUTHBEND II**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-WSN-WS-137

Date: 4-7-23 | Dwg: WSET-PH3-AMENITY-STORM-DS.dwg

File Path: P:\Wateret\Master Plan\Description\Ph3-Amenity-Easmt\Storm Easmt.dwg

SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
-----	------	-------------	------

REVISIONS

SHEET NO. 3 OF 3 SHEETS

Exhibit C

Sanitary Easement Area

[Legal description and sketch attached on the following three (3) pages.]

**WATERSET PHASE 3 AMENITY CENTER
SANITARY EASEMENT**

DESCRIPTION: That part of TRACT "C-2", according to the plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 23, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Lot A, according to said plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, run thence along the Northerly boundary of said Lot A and the Southerly boundary of the aforesaid TRACT "C-2", the following two (2) courses: 1) Westerly, 23.59 feet along the arc of a curve to the right having a radius of 187.00 feet and a central angle of 07°13'36" (chord bearing N.81°23'33"W., 23.57 feet) to the **POINT OF BEGINNING**; 2) continue Westerly, 20.01 feet along the arc of said curve to the right having the same radius of 187.00 feet and a central angle of 06°07'51" (chord bearing N.74°42'50"W., 20.00 feet); thence N.15°07'34"E., 51.00 feet to a point on a curve; thence Easterly, 10.33 feet along the arc of a curve to the left having a radius of 138.00 feet and a central angle of 04°17'23" (chord bearing S.72°51'48"E., 10.33 feet) to a point of compound curvature; thence Easterly, 15.47 feet along the arc of a curve to the left having a radius of 27.00 feet and a central angle of 32°49'53" (chord bearing N.88°34'34"E., 15.26 feet) to a point on the Easterly boundary of the aforesaid TRACT "C-2"; thence along said Easterly boundary of TRACT "C-2", the following two (2) courses: 1) S.05°00'00"E., 19.26 feet to a point of curvature; 2) Southerly, 8.91 feet along the arc of a curve to the right having a radius of 969.00 feet and a central angle of 00°31'37" (chord bearing S.04°44'11"E., 8.91 feet) to a point on a curve; thence Westerly, 14.70 feet along the arc of a curve to the right having a radius of 162.00 feet and a central angle of 05°11'53" (chord bearing N.81°00'43"W., 14.69 feet); thence S.15°07'34"W., 27.00 feet to the **POINT OF BEGINNING**.

Containing 0.030 acres, more or less.

**WATERSET PHASE 3 AMENITY CENTER
SANITARY EASEMENT**

<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 10%;">No.</th><th style="width: 15%;">Date</th><th style="width: 60%;">Description</th><th style="width: 15%;">Dwn.</th></tr></thead><tbody><tr><td colspan="4" style="text-align: center;">REVISIONS</td></tr><tr><td colspan="4" style="text-align: center;">SHEET NO. 1 OF 3 SHEETS</td></tr></tbody></table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 1 OF 3 SHEETS				<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="4">Prepared For: NNP-SOUTHBEND II</td></tr><tr><td colspan="2" style="text-align: center;">DESCRIPTION SKETCH (Not a Survey)</td><td colspan="2" style="text-align: center;">AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</td></tr><tr><td colspan="2" style="text-align: center;">Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498</td><td colspan="2" style="text-align: center;">Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-137</td></tr><tr><td colspan="2" style="text-align: center;">NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</td><td colspan="2" style="text-align: center;">Date: 4-6-23 Dwg: WSET-PH3-AMENITY-SANITARY-DS.dwg File Path: P:\WaterSet\Master Plan\Description\Ph3-Amenity-Easmt\Sanitary Easement</td></tr><tr><td colspan="2"></td><td colspan="2" style="text-align: center;">SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST</td></tr></table>				Prepared For: NNP-SOUTHBEND II				DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-137		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Date: 4-6-23 Dwg: WSET-PH3-AMENITY-SANITARY-DS.dwg File Path: P:\WaterSet\Master Plan\Description\Ph3-Amenity-Easmt\Sanitary Easement				SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST	
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		SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST																																					

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	187.00	07°13'36"	23.59	23.57	N.81°23'33"W.
2	187.00	06°07'51"	20.01	20.00	N.74°42'50"W.
3	138.00	04°17'23"	10.33	10.33	S.72°51'48"E.
4	27.00	32°49'53"	15.47	15.26	N.88°34'34"E.
5	969.00	00°31'37"	8.91	8.91	S.04°44'11"E.
6	162.00	05°11'53"	14.70	14.69	N.81°00'43"W.

PLAT NOTE: Refer to the recorded plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida for detail information of TRACT "C-2"

BASIS OF BEARINGS

The Easterly boundary of TRACT "C-2", as referenced hereon, according to the plat of WATERSET PHASE 3 AMENITY CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, as recorded in Plat Book 132, Pages 1 through 5 inclusive, of the Public Records of Hillsborough County, Florida, has a Grid bearing of S.05°00'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

WATERSET PHASE 3 AMENITY CENTER SANITARY EASEMENT

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 15%;">Date</th> <th style="width: 60%;">Description</th> <th style="width: 15%;">Dwn.</th> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </table>				No.	Date	Description	Dwn.	REVISIONS				Prepared For: NNP-SOUTHBEND II	
No.	Date	Description	Dwn.										
REVISIONS													
DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200									
				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: WFS</td> <td>Checked: AWM</td> <td>Order No.: AMI-WSN-WS-137</td> </tr> <tr> <td>Date: 4-6-23</td> <td colspan="2">Dwg: WSET-PH3-AMENITY-SANITARY-DS.dwg</td> </tr> <tr> <td colspan="3"> <small>File Path: P:\Waterseet\Master Plan\Description\Ph3-Amenity-Easmta\Sanitary Easement</small> </td> </tr> </table>		Drawn: WFS	Checked: AWM	Order No.: AMI-WSN-WS-137	Date: 4-6-23	Dwg: WSET-PH3-AMENITY-SANITARY-DS.dwg		<small>File Path: P:\Waterseet\Master Plan\Description\Ph3-Amenity-Easmta\Sanitary Easement</small>	
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<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>													
SHEET NO. 2 OF 3 SHEETS													

**WATERSET PHASE 3
AMENITY CENTER
PLATTED SUBDIVISION
WITH NO IMPROVEMENTS**
(PLAT BOOK 132, PAGES 1-5)

**TRACT "C-2"
AMENITY AREA**

SOUTHERLY BOUNDARY
OF TRACT "C-2" AND
NORTHERLY BOUNDARY
OF LOT A

LOT A

POINT OF BEGINNING

**POINT OF
COMMENCEMENT
NORTHEAST CORNER
OF LOT A**

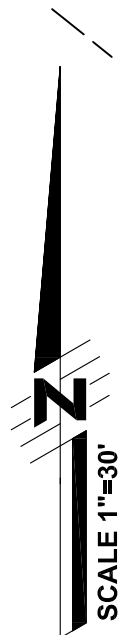
EASTERLY BOUNDARY
OF TRACT "C-2"
BASIS OF BEARINGS
REFERENCE LINE

**PARADISO DRIVE
(PUBLIC) RIGHT-OF-WAY**

**WATERSET PHASE 3C-2
(PLAT BOOK 130, PAGES 18-26)**

**VOYAGERS PLACE
(PUBLIC) RIGHT-OF-WAY**

DECLARATION OF
UTILITY EASEMENT
(O.R. 25528,
PAGE 1396)



NOTE:

SEE SHEET 1 OF 3 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 3 SHEETS FOR:
1) BASIS OF BEARINGS NOTE
2) PLAT NOTE
3) CURVE DATA TABLE

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

**WATERSET PHASE 3 AMENITY CENTER
SANITARY EASEMENT**

Prepared For: **NNP-SOUTHBEND II**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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AMERRITT, INC.

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Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-137

Date: 4-6-23 Dwg: WSET-PH3-AMENITY-SANITARY-DS.dwg

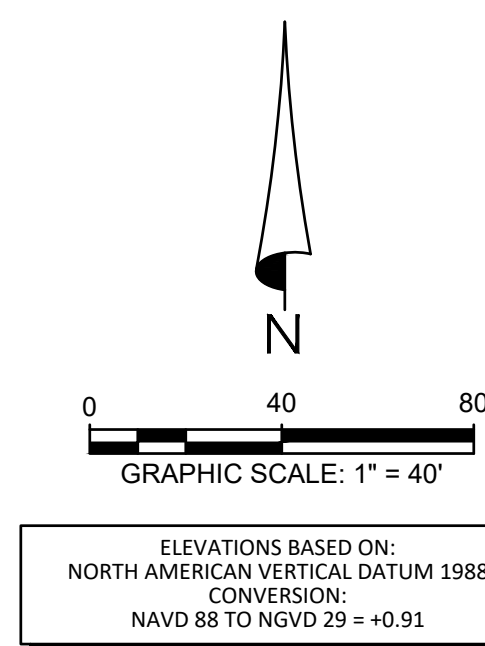
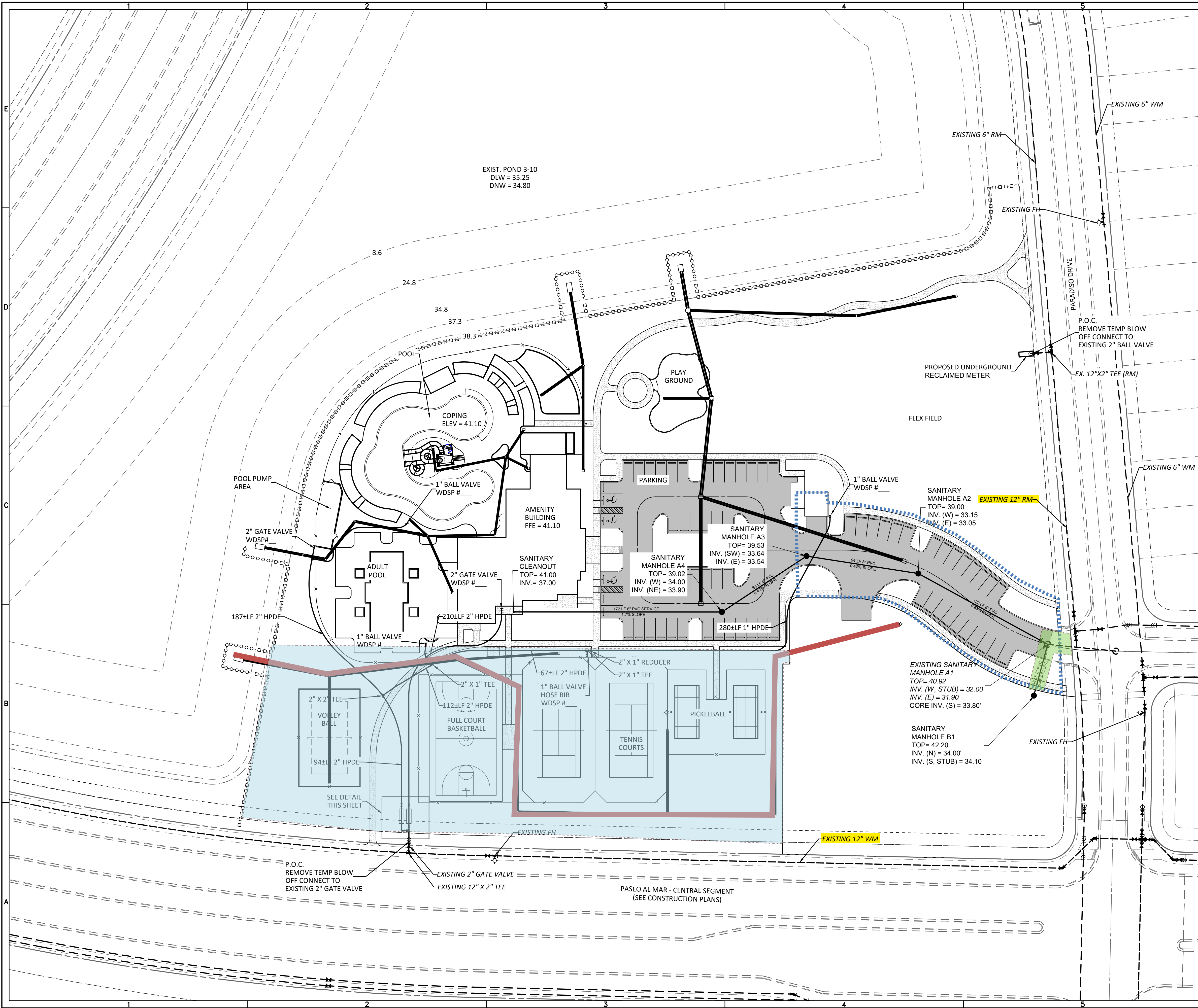
File Path: P:\WaterSet\Master Plan\Description\Ph3-Amenity-Easmt\Sanitary Easement

SECTION 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST

No. Date Description Dwn.

REVISIONS

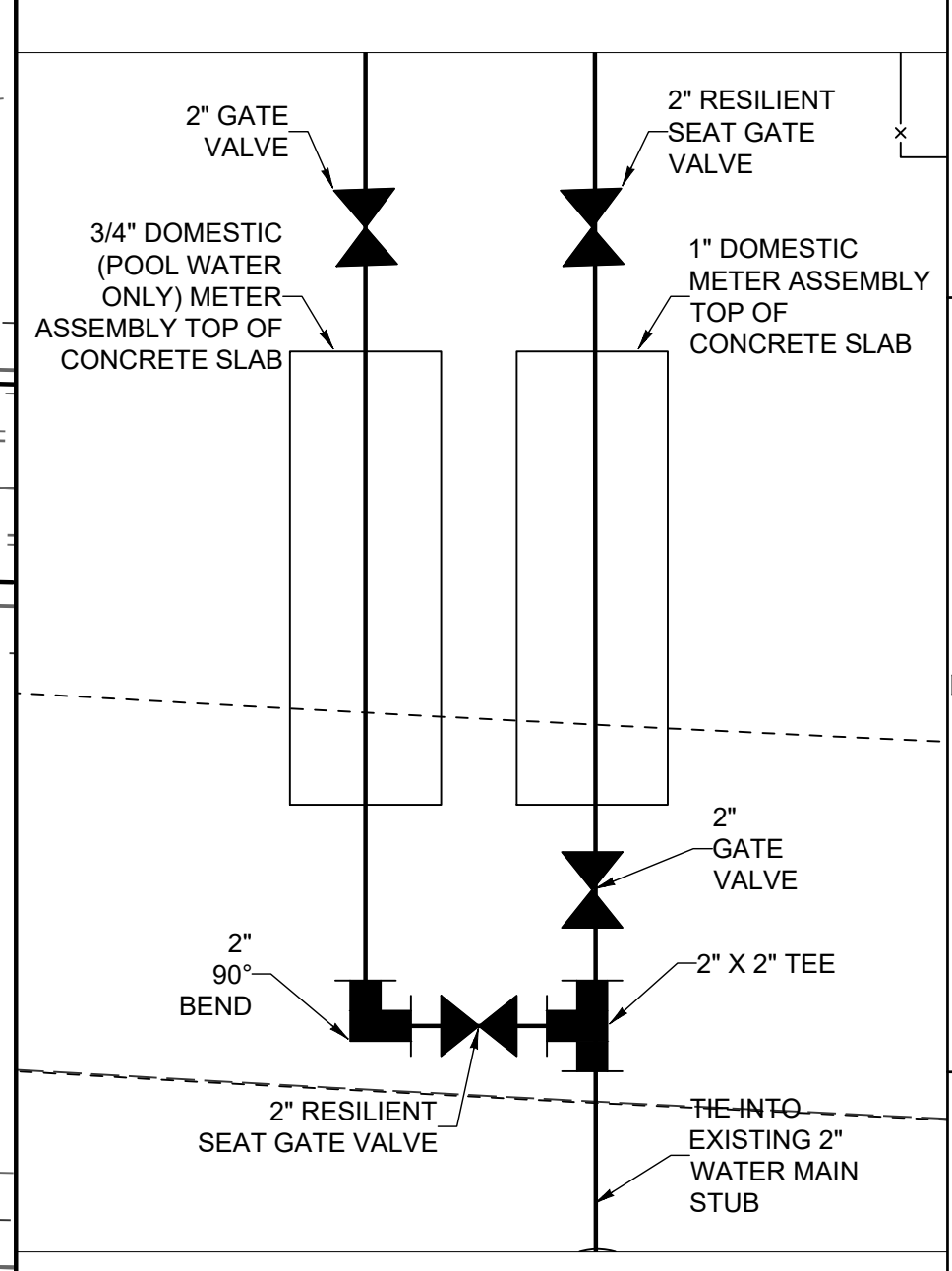
SHEET NO. 3 OF 3 SHEETS



THIS PROJECT LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1205700494H, DATED AUGUST 28, 2008 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WATER & SEWER LEGEND

- | EXISTING | PROPOSED | |
|----------|----------|-----------------------------------|
| | | STORM STRUCTURE NUMBER |
| | | STORM DRAINAGE STRUCTURE |
| | | WATER MAIN (WM) |
| | | RECLAIMED WATER MAIN (RM) |
| | | FIRE HYDRANT |
| | | VALVE & BOX |
| | | REDUCER |
| | | PLUG |
| | | BLOW-OFF |
| | | BENDS |
| | | VERTICAL BENDS |
| | | WATER DISTRIBUTION SAMPLING POINT |
| | | SANITARY SEWER (SM) |
| | | SANITARY FORCE MAIN (FM) |



WATER METER DETAIL

SCALE: 1"=5'

NOTES:

A. THE CONTRACTOR/ENGINEER OF RECORD MUST CONTACT HILLSBOROUGH COUNTY PUBLIC UTILITY DEPARTMENT INSPECTION SECTION AND LINE MAINTENANCE TO SET UP THE PRE-CONSTRUCTION MEETING. CONTACT WILLIE LAVANDERIA @ 272-5977 EXT. 43534 FOR INSPECTIONS AND THE SOUTH/CENTRAL LINE MAINTENANCE UNIT AT 671-7604 OR THE NORTHWEST LINE MAINTENANCE UNIT AT 554-5010.

B. CONTRACTOR TO EXPOSE WATER MAIN AND FURNISH TAPPING SLEEVE AND VALVE FOR WATER METER TAP AND INSTALL 2" POLYETHYLENE (P.E.) WATER SERVICE LINE FROM MAIN TO METER.

C. CONTRACTOR TO COORDINATE WITH KEN WILLIAMS FOR SOUTH/CENTRAL @ 671-7604 OF THE HILLSBOROUGH COUNTY PUBLIC UTILITIES DEPT. PRIOR TO THE SELECTION AND ORDERING OF THE WATER METER AND/OR BACKFLOW PREVENTION DEVICE ASSEMBLIES.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

5806-B Breckenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

Engineering Business Certificate of Authorization No. 28752
Landscape Architecture Certificate of Authorization No. LC26000405

WATERSET PHASE 3
AMENITY CENTER

UTILITY PLAN

PREPARED FOR:
NNP SOUTH BEND II, LLC

NO.	DATE	DESCRIPTION
1	10/21/2017	ADDED SAN IAH B2
2	02/23/2017	POOL DECKS & DRAINAGE REVISIONS
3	05/07/2017	CLIENT COMMENTS
4	11/20/2016	REVIEW SUBMITTAL

PROJECT NO: NLC WS 1272
FILE: WS
DESIGN BY: FRANCIS
DRAWN BY: WIGGINS
FLORIDA PROFESSIONAL ENGINEER

TIMOTHY M. PLATE
DATE: _____
REGISTRATION NO. 41153

C-400

Tab 6 II

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

Prepared by and when
recorded return to:

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

Folio # 053975-2073

SPECIAL WARRANTY DEED

(Waterset Phase 4A South)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2024, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is 3162 South Falkenburg Road, Riverview, Florida 33578, in favor of **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Rizzetta & Company, Incorporated, 9428 Camden Field Parkway, Riverview, Florida 33578.

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

See **Exhibit A** attached to this Deed

Together with all appurtenances thereunto appertaining.

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

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

This conveyance is made subject to: (a) taxes for the year 2024 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation) the Plat, and the rights and interests reserved to Grantor as “Owner” on said Plat.

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

[Signatures Begin on Following Page]

[Grantor's Signature Page to Special Warranty Deed]

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

Signed, sealed and delivered
in the presence of:

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

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

By: _____
Len Jaffe, Vice President

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

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

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Deneen Klenke, as Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

ACCEPTED BY GRANTEE:

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

By: _____
Deneen Klenke, Chairman of the Board
of Supervisors

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

NOTARY SEAL:

EXHIBIT A
Property

Tract "B-47," according to the plat of WATERSET PHASE 4A SOUTH, as recorded in Plat Book 133, Pages 95 through 114, inclusive, of the Public Records of Hillsborough County, Florida (the "**Plat**");

LESS AND EXCEPT, the portion of said Tract "B-47," which is described as the "Easement Parcel" on Exhibit A of that certain Perpetual Drainage Easement recorded in O.R. Book 15370, Page 592, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

BILL OF SALE
(Waterset Phase 4A South)

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

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

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

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

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

[Signatures Begin on Following Page]

[Grantor's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name and delivered on _____, 2024.

GRANTOR:

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Len Jaffe, Vice President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

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

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

DISTRICT:

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Deneen Klenke, Chairman
of the Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Deneen Klenke, as Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

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

NOTARY SEAL:

Exhibit “A”

Personal Property

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

REAL PROPERTY

Tract “B-47,” according to the plat of WATERSET PHASE 4A SOUTH, as recorded in Plat Book 133, Pages 95 through 114, inclusive, of the Public Records of Hillsborough County, Florida;

LESS AND EXCEPT, the portion of said Tract “B-47,” which is described as the “Easement Parcel” on Exhibit A of that certain Perpetual Drainage Easement recorded in O.R. Book 15370, Page 592, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

Tab 6III

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

**Prepared by and when
recorded return to:**

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

Folio # 054157-2802

SPECIAL WARRANTY DEED

(Waterset Boulevard Phase 3B And Paseo Al Mar Boulevard Central Segment Phase 1)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2024, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is 3162 South Falkenburg Road, Riverview, Florida 33578, in favor of **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Rizzetta & Company, Incorporated, 9428 Camden Field Parkway, Riverview, Florida 33578.

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

See **Exhibit A** attached to this Deed

Together with all appurtenances thereunto appertaining.

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

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

This conveyance is made subject to: (a) taxes for the year 2024 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation) the Plat, and the rights and interests reserved to Grantor as “Owner” on said Plat.

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

[Signatures Begin on Following Page]

[Grantor's Signature Page to Special Warranty Deed]

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

Signed, sealed and delivered
in the presence of:

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

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

By: _____
Len Jaffe, Vice President

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

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

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Deneen Klenke, as Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

ACCEPTED BY GRANTEE:

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

By: _____
Deneen Klenke, Chairman of the Board
of Supervisors

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

NOTARY SEAL:

EXHIBIT A
Property

Tract "B-30," according to the plat of WATERSET BOULEVARD PHASE 3B AND PASEO AL MAR BOULEVARD CENTRAL SEGMENT PHASE 1, as recorded in Plat Book 131, Pages 40 through 46, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

BILL OF SALE

(Tract "B-30" Waterset Boulevard Phase 3B And Paseo Al Mar Boulevard Central Segment Phase 1)

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

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

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

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

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

[Signatures Begin on Following Page]

[Grantor's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name and delivered on _____, 2024.

GRANTOR:

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Len Jaffe, Vice President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

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

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

DISTRICT:

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Deneen Klenke, Chairman
of the Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Deneen Klenke, as Chairman of the Board of Supervisors of Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me.

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

NOTARY SEAL:

Exhibit “A”

Personal Property

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

REAL PROPERTY

Tract “B-30,” according to the plat of WATERSET BOULEVARD PHASE 3B AND PASEO AL MAR BOULEVARD CENTRAL SEGMENT PHASE 1, as recorded in Plat Book 131, Pages 40 through 46, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction attached for illustrative purposes only.]

Tab 7

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR ALL
AMENITY FACILITIES**

ADOPTED JUNE 5, 2018

- Revised 3/9/23

**The Waterset Club
7281 Paradiso Dr
Apollo Beach, FL 33572**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: The Landing, Pool, Dog Park, Parks, Playground, Fitness Center and Pavilion.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Waterset Central Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” – shall mean the Waterset Central Community Development District, Board of Supervisors.

“Clubhouse Facilities” – shall mean The Landing (excludes: Fitness Center, Pool and Pavilion).

“District” – shall mean the Waterset Central Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters; who are fourteen (14) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or family owning property within the District.

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Minor” – shall be considered any person seventeen (17) years of age or younger.

FACILITY ACCESS CARDS

One (1) Facility Access Card will be issued to all members of each Resident’s Family and Non-Resident Members; this includes all children fourteen (14) years of age and older. There is a \$10.00 charge to replace any lost or stolen cards. All members will be required to provide proof of District residence or an executed Non-Resident Member Application paid in full. All members will be asked to execute an amenity facilities registration form prior to receiving their access card.

GUARDIAN ACCESS CARDS

One (1) Guardian Facility Access Card may be issued to a Resident Family, Non-Resident Member Family or Renter Family at any one time. There is a \$10.00 charge for this card. The person being issued this card must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form for each child under the age of fourteen (14) they will be responsible for is required. This card is good for one (1) year from the date of issuance. The Guardian is not allowed to use the Amenity Facilities unless using them with the child or children assigned to the card. The Guardian is also not allowed to bring Guests to the Amenity Facilities at any time. The child or children assigned to the Guardian Card will be required to obtain a Child Identification Card. There is a \$5.00 charge for this card.

RENTER'S PRIVILEGES

- 1) Residents who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
- 2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. The Renter will need to get the Assignment of Rights and Privileges Form from The Landing and have it executed by the Resident and notarized prior to any Facility Access Cards being issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$10.00 charge per card if issuing a new one to first time Renters.
- 3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
- 4) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- 5) Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

GUEST POLICY

- 1) **Pool** – Patrons sixteen (16) and seventeen (17) years of age are only permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age when being accompanied by a Patron sixteen (16) and seventeen (17) years of age. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. Infants, one year old and younger, do not count against the maximum for four (4) total Guests. One of the Family members present must be eighteen (18) years of age or older in order to bring up to four (4) total Guests.
- 2) **Fitness Center** – No Guests are allowed in the Fitness Center at anytime. Patrons may bring a preapproved trainer to the Fitness Center for a personal training session only.
- 3) Patrons ages fourteen (14) years of age and older are permitted to bring one (1) Guest to all other amenities except the pools, and Fitness Centers. That Guest must be fourteen (14) years of age or older and have proper identification to verify age when being accompanied by a Patron fourteen (14) years of age or older.
- 4) Guests must be accompanied by a Patron when using any amenity facility. Patron will be responsible for any damages caused by Guests while using facilities.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

INDEMNIFICATION

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits

or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of CDD facilities agrees to indemnify and hold harmless the Waterset Central Community Development District, ("District") and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Resident or Non-Resident Club Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

- 1) Privileges at the amenity facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a) Submits false information on the application for an access card.
 - b) Permits unauthorized use of an access card.
 - c) Exhibits unsatisfactory behavior or appearance.
 - d) Fails to abide by the Rules and Policies established for the use of facilities.
 - e) Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal and physical assault.
 - f) Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
- 2) Management may at any time restrict or suspend any Patron's privileges to use any or all the amenity facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
- 3) The District shall follow the process below in regards to Suspension or Termination of an Adult Patrons privileges:
 - a) First Offense - A First Offense Violation will result in written notice & explanation of the violation being given to Patron and a copy of such notice being filed in The Landing.
 - b) Second Offense - A Second Offense Violation will result in an Automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to Patron and a copy of such notice will be filed in the Resident Services Office.
 - c) Third Offense - A Third Offense Violation will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patrons privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors decision.

- 4) **IMMEDIATE SUSPENSION & REMOVAL:** The Board Chair, District Manager, Community Director, have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days. An incident report will be generated and a copy of such notice will be filed in The Landing. Upon issue of an immediate suspension, should patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron's privileges for a period of six (6) months.
- 5) Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
- 6) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.
- 7) **Suspension Effective Date**
 - a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b) Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.
 - c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
- 8) **Appeal Process – Adult Patrons**
 - a) Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
 - e) Any person appealing will be governed by the following procedures:
 - f) Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - g) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.

- h) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- i) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- j) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- k) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- l) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- m) District action(s) will be resolved by way of successful Board motion.
- n) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

- 1) At the discretion of Amenity Facilities Staff, Minors (*children under the age of eighteen (18)*), who violate the rules and policies may be expelled from the facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at The Landing.
- 2) Any Minor who is expelled from the facilities three (3) times in a one-year period, shall have their amenity facilities privileges suspended for one (1) calendar year from the date of the third offense.
- 3) Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
- 4) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.
- 5) **Suspension Effective Date**
 - a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b) Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
 - c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

6) **Appeal Process – Minor Patrons**

- a) Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
- b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
- c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e) Any minor appealing will be governed by the following procedures:
- f) Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
- g) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
- h) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- i) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- j) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- k) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- l) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- m) District action(s) will be resolved by way of successful Board motion.
- n) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

GENERAL FACILITY PROVISIONS

- 1) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- 2) All Patrons must have their assigned Facility Access Card upon entering the amenities. Cards are only to be used by the Patron they are issued to. Patron must present Facility Access Card upon request from Amenity Staff members.
- 3) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) or older.
- 4) All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may

- also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
- 5) Dogs and all other pets (with the exception of Service Animals) are not permitted at the Clubhouse Facilities and pools. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
 - 6) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Overnight parking or use of parking lot when not using the Amenity Facilities is prohibited.
 - 7) Fireworks of any kind are not permitted anywhere on the Amenity Facilities or adjacent areas.
 - 8) Only District employees and staff are allowed in the service areas of the Amenity Facilities.
 - 9) The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
 - 10) Smoking or vaping is not permitted anywhere in the amenity facilities.
 - 11) Guests must be accompanied by a Patron while using the Amenities.
 - 12) Patrons must present their Facility Access Cards when requested by staff at any Amenity Facility.
 - 13) All Patrons must use their card for entrance to the Amenity Facility (excluding the Landing Café). All lost or stolen access cards should be reported immediately to the Amenity Center Manager. There will be a \$10.00 replacement card fee.
 - 14) Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
 - 15) Patrons and their guests shall treat all staff members with courtesy and respect.
 - 16) Golf carts, motorcycles, off-road vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - 17) Skateboarding is not allowed on any District Amenity Facility Property, this includes but is not limited to: the amenity facilities, playground area, bridge areas, and sidewalks surrounding this area.
 - 18) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
 - 19) The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager, based on approval by the District's Board of Supervisors. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
 - 20) Firearms or any other weapons are not permitted in any of the Amenity Facilities.
 - 21) The Amenity Manager may authorize programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, after consultation and approval by the Board of Supervisors of the District, and based upon usage and rental fees that have been established by the Board. The Amenity Manager may also authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facilities for said events (if the schedule

Tab 8

Hi Ruben,

I hope this email finds you well. I am writing to formally submit a proposal for IMX Pilates classes to be held at Waterset Park.

Attached to this email, you will find two Certificates of Insurance, listing the Waterset HOA and Waterset Central CDD as the certificate holders. These certificates demonstrate our commitment to compliance with community regulations and ensure that the HOA is indemnified against any liability arising from our classes.

Additionally, I have attached a formal proposal outlining the details of the IMX Pilates classes, including class schedule, sign-up procedure, waiver requirement, equipment provision, branding and promotion, and instructor qualifications.

Unfortunately, I will be out of town and unable to attend the Waterset Central CDD board meeting this week in person. However, I am eager to move forward with this proposal and would appreciate any assistance in expediting the approval process. Since I am unable to attend in person, I am hopeful that we can work together to review and potentially approve the proposal offline.

Thank you for considering our proposal, and I look forward to hearing from you soon. Please don't hesitate to reach out if you have any questions or require further information.

Best regards,

Silvia Perucica

Owner, IM=X® Pilates and Fitness South Shore – *Coming Soon*

6150 Paseo Al Mar Blvd, Suite 104

Apollo Beach, FL

Mobile: (813) 416-0620





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/11/2024

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

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

PRODUCER Sports & Fitness Insurance Corporation Post Office Box 1967 Madison MS 39130		CONTACT NAME: Tiffany Davis PHONE (A/C, No, Ext): (601) 898-8464 E-MAIL ADDRESS: tdavis@sportsfitness.com FAX (A/C, No): (601) 707-1034	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: General Insurance Company of America	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y		LSF-9664877	03/08/2024	03/08/2025	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	<input checked="" type="checkbox"/> Professional Liability						MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY \$ 1,000,000
	AUTOMOBILE LIABILITY						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> ANY AUTO						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					Emp Practices Liab \$ 10,000
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR					BODILY INJURY (Per person) \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					BODILY INJURY (Per accident) \$
	DED RETENTION \$						PROPERTY DAMAGE (Per accident) \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y / <input checked="" type="checkbox"/> N	N / A				\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/> N		PER STATUTE	OTH-ER		
	If yes, describe under DESCRIPTION OF OPERATIONS below			E.L. EACH ACCIDENT		\$	
				E.L. DISEASE - EA EMPLOYEE		\$	
							E.L. DISEASE - POLICY LIMIT \$

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

6150 Paseo Al Mar Blvd., Suite 104 - Apollo Beach FL 33572
Pilates Studio

Certificate Holder is added to the Schedule of the CG 76 35 03 07 Liability Plus Endorsement as Additional Insured and is subject to its terms.

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

DATE (MM/DD/YYYY)

03/11/2024

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PRODUCER Sports & Fitness Insurance Corporation Post Office Box 1967 Madison MS 39130		CONTACT NAME: Tiffany Davis PHONE (A/C, No, Ext): (601) 898-8464 E-MAIL ADDRESS: tdavis@sportsfitness.com FAX (A/C, No): (601) 707-1034	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: General Insurance Company of America	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
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	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	<input checked="" type="checkbox"/> Professional Liability						MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY \$ 1,000,000
	AUTOMOBILE LIABILITY						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> ANY AUTO						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					Emp Practices Liab \$ 10,000
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR					BODILY INJURY (Per person) \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					BODILY INJURY (Per accident) \$
	DED RETENTION \$						PROPERTY DAMAGE (Per accident) \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y / <input checked="" type="checkbox"/> N	N / A				
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						
	If yes, describe under DESCRIPTION OF OPERATIONS below						
							PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

6150 Paseo Al Mar Blvd., Suite 104 - Apollo Beach FL 33572
Pilates Studio

Certificate Holder is added to the Schedule of the CG 76 35 03 07 Liability Plus Endorsement as Additional Insured and is subject to its terms.

CERTIFICATE HOLDER

CANCELLATION

Waterset HOA
7281 Paradise Drive

Apollo Beach FL 33572

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

AUTHORIZED REPRESENTATIVE

Sylvia Simpson

Tab 9

MINUTES OF MEETING

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

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, February 8, 2024, at 10:22 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road 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
Laura Lee	Board Supervisor, Assistant Secretary

Also present were:

Ruben Durand	District Manager, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law
John Toborg	Field Services, Rizzetta, Via conf. call
Christian Santiago	Representative, Sunrise Landscape
Jessi Milch	Representative, Sunrise Landscape
Tony Smith	Representative, Sitex Aquatics
Katiria Parodi	Clubhouse Manager, Castle Group

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Audience member mentioned the Zumbini Proposal.

Audience member mentioned that he was concerned about the plant growth at pond #6 and said that Golf Grasses have expanded throughout the pond.

Audience member mentioned they would like to place vending machines, at the clubhouse, strictly for soft drinks.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics

1. Presentation of Waterway Inspection Report

Mr. Smith presented report. Mr. Smith talked about pond #6.

B. Landscape & Irrigation

1. Presentation of Landscape Inspection Report

Mr. Torborg presented report. Mr. Toborg discussed in detail the report with the Board members.

2. Landscape Contractor Update

Ms. Milch provided Sunrise's response to the Landscape Inspection Report, and provided updates on what Sunrise is doing at Waterset Central CDD property.

3. Irrigation Contractor Update

Mr. Durand presented updates to the Board.

C. District Counsel

Ms. McCormick provided updates.

D. District Engineer

Not present. No report.

E. Clubhouse Manager

1. Presentation of Management Report

Ms. Parodi presented the report.

2. Consideration of Zumbini Business Proposal

On a motion by Ms. Klenke, seconded by Mr. Woster, the Board approved the Zumbini Business Proposal, subject to signing of the agreement, for the Waterset Central Community Development District.

F. District Manager

Mr. Durand advised the Board that the next meeting will be held on March 14, 2024 at 10:00 a.m., at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.

1. Presentation of 4th Quarter Website Audit

Mr. Durand presented the 4th Quarter Website Audit to the Board.

FOURTH ORDER OF BUSINESS

Ratification of Securitas Agreement

On a motion by Ms. Klenke, seconded by Ms. Lee, the Board ratified the Securitas Agreement, for the Waterset Central Community Development District.

Ms. Parodi provided updates on the security officer from Securitas and mentioned that the security officer will be starting 2/8/2024 in the evening.

FIFTH ORDER OF BUSINESS

Declaration of Easements for Lot A at the Waterset Club Amenity (Waterset Phase 3 Amenity Center)

Tabled for March meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Redesignating Officers

On a motion by Ms. Klenke, seconded by Mr. Woster, with all in favor, the Board adopted Resolution 2024-02, Redesignating Officers, for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on January 11, 2024

On a motion by Ms. Klenke, seconded by Ms. Lee, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 11, 2024, for the Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
January 2024**

January 2024 – \$183,764.63

On a motion by Ms. Klenke, seconded by Mr. Woster, the Board ratified the Operations & Maintenance Expenditures for January 2024 **(\$183,764.63)**, for the Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

A Board member requested the Republic Services agreement.

TENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Klenke, seconded by Ms. Lee, the Board approved to adjourn the meeting at 11:47 a.m., for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 10

Waterset Central Community Development District

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

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

www.watersetcentralcdd.org

Operations and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$89,573.56**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	100515	122412	Service Call - Tennis Court Gate 01/24	\$ 302.40
Accurate Electronics, Inc.	100518	122308	Service Call - Gate 01/24	\$ 180.90
Accurate Electronics, Inc.	100521	122769	Monthly Maintenance 02/24	\$ 196.00
Alvarez Plumbing Company	100516	46639	Service Call - Men's Restroom Faucet 01/24	\$ 145.00
Ballenger & Company, Inc.	100506	23724	5B Amenity Irrigation Maintenance 02/24	\$ 350.00
BCI Entities, LLC	100507	23644	Irrigation Repairs 12/23	\$ 505.00
BCI Entities, LLC	100507	23733	Irrigation Maintenance 02/24	\$ 5,481.00
Castle Management, LLC	100511	PREIM01-26-24-370	Payroll Period 01/06/2024 - 01/19/2024	\$ 6,107.55
Castle Management, LLC	100517	MISC-0124-078	Janitorial Service 01/24	\$ 1,801.18
Castle Management, LLC	100522	INS-0124-308	Insurance Reimbursement 01/24	\$ 780.00
Castle Management, LLC	100526	PREIM02-09-24-237	Payroll Period 01/20/2024 - 02/02/2024	\$ 6,630.79
DCSI, Inc.	100527	31742	Alarm Monitoring System 02/24	\$ 199.00
Erin McCormick Law, P.A.	100512	10726	General Legal Services 01/24	\$ 5,120.20
FitRev, Inc.	100519	30602	Equipment Repair 02/24	\$ 466.00
FitRev, Inc.	100519	30603	Quarterly Maintenance 02/24	\$ 340.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	ACH	39-8017823354-9 01/24	Sales & Use Tax 01/24	\$ 662.19
Hillsborough County BOCC	ACH	7687161865 1/24	Water Summary 01/24	\$ 3,690.93
Laura L. Lee	100513	LL020824	Board of Supervisors Meeting 02/08/24	\$ 200.00
OnSight Industries LLC	100523	006-23-341948-1	Balance Due - Sign Installation 07/23	\$ 1,030.00
Owens Electric, Inc.	100508	16390025	Service Call 01/24	\$ 594.00
Owens Electric, Inc.	100524	17091194	Service Call - Troubleshoot Circuit 02/24	\$ 264.00
Rizzetta & Company, Inc.	100504	INV0000087039	District Management Fees 02/24	\$ 5,464.58
Sitex Aquatics, LLC	100509	8038-B	Monthly Lake Maintenance 02/24	\$ 3,600.00
Suncoast Pool Service, Inc.	100514	10078	Monthly Pool Service 02/24	\$ 3,630.00
Sunrise Landscape	100510	16083	Pest Control 01/24	\$ 325.00
Sunrise Landscape	100520	16246	Pond 63 Regrade & Bahia Replacement 02/24	\$ 2,574.00
Sunrise Landscape	100520	16602	Landscape Maintenance 02/24	\$ 25,925.00
TECO	ACH	221008697536 01/24 ACH	5701 Madrigal Way - Streetlights 01/24	\$ 379.30
TECO	ACH	221008884712 01/24 ACH	5701 Madrigal Way (Amenity) 01/24	\$ 606.24
TECO	ACH	321000017137 01/24 ACH	Teco Summary Bill 01/24	\$ 10,358.95

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO Peoples Gas	ACH	221008930457 01/24 ACH	5701 Madrigal Way 01/24	\$ 46.20
Waterset Central CDD			Debit Card Replenishment	\$ 1,618.15
Total				<u>\$ 89,573.56</u>

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
1/17/2024	122412

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
CORRINA JORRIN	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 01/10/2024 AT 11:30 AM BY CORRINA JORRIN ON SITE: KATIRIA PARODI AT 954-952-4229 (WO-0015342) THE TENNIS COURT GATE IS NOT OPENING WITH BADGES. ALSO MADRIGAL GATE ISSUES.</p> <p>PROBLEM FOUND: 01/17/24 AT 10:00 AM The DSX is offline at the Madrigal site. The main gate is missing the stop at the on the gate post.</p> <p>ACTION TAKEN: 1) The technician, Jerome, arrived onsite at Central. Jerome tested all of the gates on site. Jerome found that there were no issues with the gates that he had access to. Jerome was not able to access the amenities. 2) At the Madrigal site, Jerome tested and found that the DSX was offline. Jerome was able to get the DSX back online. Jerome tested the playground and the main gate with his card and they opened. Jerome found that the main gate was missing the stop on the gate post. Since the stop is missing, the gate swings past the strike and it stays open. A quote will be sent with the recommended repairs for the main gate. A return to site is needed. 3) The site would like to add two more card readers, one for the pedestrian gate by the mail box and one for the pedestrian gate by the garage. The pedestrian gates already have strikes. A quote will be sent for the requested parts.</p>		
1	TRIP CHARGE	49.50	49.50
2	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	243.00
1	Due to the rising cost of fuel, there will be a 20% gas surcharge added onto our trip charge.	9.90	9.90
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00	0.00
Total		0.00%	\$302.40

RECEIVED
02.07.24

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$302.40

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
1/8/2024	122308

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 ON 1/2/24 AT 10:15 AM BY KATHY PARODI AT 813-677-2114 (WO-0015194) MASTER SCHEDULE IS NOT WORKING. PLATE IS BENT SO RESIDENTS CANNOT GET IN</p> <p>PROBLEM FOUND: 01/08/24 AT 9:00 AM The DSX boards need to be swapped around.</p> <p>ACTION TAKEN: 1) The technician, Jerome, arrived onsite at Central. 2) On the DSX software, Jerome started a full download, but it would not complete the download. Jerome kept getting an error of Slave Checksum Discrepancy and Unknown Code. 3) After talking with DSX technical support, they recommended that Jerome swap the boards around and see if the error persist. Jerome did this and tried another full download and it went through successfully. 4) Jerome used his card and checked all of the doors onsite. 5) Jerome found that the doors were working correctly. The service call is complete. 6)*Customer would like a quote to put in a small 4ft post at the basketball gate. The gate is being swung open past its limit and is breaking the TB600 door closer.</p> <p>AT LAKESIDE PARK: Quote needed to repair main entry pedestrian gate and the gate sections on side of pedestrian gate. The pedestrian gate is loose and the hinges need to be replaced. The gate sections need to be straightened and possibly better supported on the frame. Please check with the maintenance tech on site for more details. A quote will be sent for the recommended repairs.</p>		
1	TRIP CHARGE	Total	49.50
			49.50

Thank you for your business.

Phone #
727-533-0295

Payments/Credits

Balance Due

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
1/8/2024	122308

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
1	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	121.50
1	Due to the rising cost of fuel, there will be a 20% gas surcharge added onto our trip charge.	9.90	9.90
1	This invoice reflects a 10% discount per the maintenance contract	0.00	0.00
	7% Sales tax rate	7.00%	0.00
		Total	\$180.90

RECEIVED
02.12.24

Thank you for your business.

Phone #
727-533-0295

Payments/Credits \$0.00

Balance Due \$180.90

Invoice

Date	Invoice #
2/12/2024	122769

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

P.O. No.	Terms
JERRY WHITED	Net 30

RECEIVED
02.13.24

Balance Due	\$196.00
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1623 S. 51st Street
Tampa, FL 33619-5327

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

BILL TO

Waterset Central CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
46639

INVOICE DATE
1/26/2024

JOB ADDRESS

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

Completed Date 1/26/2024
Customer PO
Payment Term Net 30
Due Date 2/25/2024

DESCRIPTION OF WORK

01/26/2024 - Men's handicap faucet is loose and stopper won't go up and down. Same issue in another area, same bathroom. Alvarez was asked to tighten one of the loose faucets. We removed tension line and used nut driver to tighten as best we could. This faucet was tightened and line was replaced to tailpiece. Job complete.

SS0207

SUB-TOTAL LABOR	
SUB-TOTAL MATERIALS	
SUB-TOTAL OTHER	
SUB-TOTAL	\$145.00
TOTAL DUE	\$145.00
BALANCE DUE	\$145.00

Thank you for choosing Alvarez Plumbing

CUSTOMER AUTHORIZATION

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

RECEIVED
02.07.24

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.

Sign here

Date



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

Plumbing #CFC019219 / Air Conditioning #CAC1813675

Terms & Conditions

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

GUARANTEES:

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

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



INVOICE

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

INVOICE 23724
DATE 02/01/2024
TERMS Net 30
DUE DATE 03/02/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	5B Amenity Irrigation Maintenance	1	350.00	350.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$350.00

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

RECEIVED
02.01.24

BCI Entities, LLC dba Ballenger
Irrigation

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



INVOICE

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

INVOICE 23644
DATE 12/05/2023
TERMS Net 30
DUE DATE 01/04/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repairs	Replace a broken ball valve on the 5B2 controller.	1	505.00	505.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$505.00

RECEIVED
02.02.24

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

Pay invoice

BCI Entities, LLC dba Ballenger
Irrigation

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



INVOICE

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

INVOICE 23733
DATE 02/01/2024
TERMS Due on receipt
DUE DATE 02/01/2024

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

Monthly Maintenance
Master Valve Repair

BALANCE DUE \$5,481.00

RECEIVED
02.01.24



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

Document No:MISC-0124-078
Document Date:01/31/2024

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$1,801.18

Date	Description	Amount
01/16/2024	Misc Income janitor services	\$1,541.20
01/16/2024	Misc Income janitor supplies	\$86.66
01/16/2024	Misc Income janitor supplies	\$173.32

Report Totals

Billing: \$1,801.18
Total Sales Tax: \$0.00
Balance Due: **\$1,801.18**



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

INVOICE

Total Due: \$3,853.00

Invoice Number: 32019021782

Invoice Date: 1/1/2024

Due Date: 1/11/2024

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		01/01/24 to 01/31/24	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

Managed Janitorial Services	31019100761	1	2,778.00	2,778.00
Yearly Maintenance Plan - Amortized - Deep Clean, Acid Wash, etc.	31019100761	1	1,075.00	1,075.00

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

Subtotal: 3853.00
Sales Tax: 0.00

Total Due: \$3,853.00

#1955346 WNH - Waterset HOA - Billing - Invoice Inquiry

Submitted	Received via	Requester		
December 27, 2023 at 9:22 AM	Web Service	Katiria Parodi <kparodi@castlegroup.com>		
Status	Type	Priority	Group	Assignee
Open	-	Normal	Corporate Accounting	Matthew Gonzalez

Katiria Parodi December 27, 2023 at 9:22 AM

Hello!

Please see ticket details below:

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

Good Morning,

Please process the attached invoice and bill back as follows:

Waterset North CDD - 60%

Waterset Central CDD - 40%

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: \$173.32

Invoice Number: 52019005749

Invoice Date: 1/8/2024

Due Date: 2/7/2024

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

HD-REN03121- Renown Wave 3D Mango Urinal
CA Screen (10 per Box)

HD-323801159 THE SAFETY ZONE Powder Free
Nitrile Disposable Gloves, Black,
Medium

HD-KCC02000 Scott 1.75 in. Core White Hard Roll
Paper Towels (950 ft./Roll, 6-
Rolls/Convenience Case, 5,700 ft./

SCAMB540A	TORK Universal White Multifold Paper Towels (250-Sheets per Pack, 16-Pack per Case)	4	43.33	173.32
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FREIGHT - ALL Flat Fee Freight

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

Subtotal: 173.32
Sales Tax: 0.00

Total Due: \$173.32

#1967632 WNH - Waterset HOA - Billing - Invoice Inquiry

Submitted	Received via	Requester
January 9, 2024 at 1:23 PM	Web Service	Katiria Parodi <kparodi@castlegroup.com>

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

Katiria Parodi January 9, 2024 at 1:23 PM

Hello!

Please see ticket details below:

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

Good Afternoon Team,

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

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: \$86.66

Invoice Number: 52019005752

Invoice Date: 1/8/2024

Due Date: 2/7/2024

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

HD-REN03121- Renown Wave 3D Mango Urinal
CA Screen (10 per Box)

HD-323801159 THE SAFETY ZONE Powder Free
Nitrile Disposable Gloves, Black,
Medium

HD-KCC02000 Scott 1.75 in. Core White Hard Roll
Paper Towels (950 ft./Roll, 6-
Rolls/Convenience Case, 5,700 ft./

SCAMB540A	TORK Universal White Multifold Paper Towels (250-Sheets per Pack, 16-Pack per Case)	2	43.33	86.66
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FREIGHT - ALL Flat Fee Freight

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

Subtotal: 86.66
Sales Tax: 0.00

Total Due: 86.66

#1967637 WNH - Waterset HOA - Billing - Invoice Inquiry

Submitted	Received via	Requester
January 9, 2024 at 1:26 PM	Web Service	Katiria Parodi <kparodi@castlegroup.com>

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

Katiria Parodi January 9, 2024 at 1:26 PM

Hello!

Please see ticket details below:

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

Good Afternoon Team,

Please process the attached invoice and bill back to Waterset Central CDD. This is for Janitorial Supplies.

Thank you!

Thank you,

Katiria Parodi, Property Manager
P: 8136772114



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

Document No:INS-0124-308
Document Date:01/31/2024

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$780.00

Date	Description	Amount
01/31/2024	Insurance Reimbursement Echols, Marlaina COV CO	\$650.00
01/31/2024	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$130.00

Report Totals

Billing: \$780.00
Total Sales Tax: \$0.00
Balance Due: **\$780.00**

Please note our monthly billing for the reimbursement of health insurance has increased to \$650.00/month/employee reflecting our new Group Health Insurance Plan Renewal for the year commencing January 1, 2024



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
31742	02/25/2024	\$199.00	03/11/2024	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

RECEIVED
02.26.24



Erin McCormick | Law, PA

Erin McCormick, Esq.

Waterset Central Community Development District

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

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

lspock@rizzetta.com

Invoice Date	Invoice Number
02/02/2024	10726
Terms	Service Through
	02/02/2024

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
01/08/2024	Erin R McCormick	Review of Agenda, Minutes and backup materials for Board of Supervisors meeting	1.00	\$ 450.00
01/08/2024	Erin R McCormick	Review of items needing follow-up [CLIENT COURTESY - NO CHARGE]	0.40	\$ 0.00
01/09/2024	Erin R McCormick	Prepare for Board of Supervisors meeting; review of email and proposed Securitas Agreement, Transition Plan and Post Orders; email to Ruben Durand and Britney Carpio regarding Grau engagement for auditing services; email to Ruben Durand regarding Public Facilities Report; email to John Toborg and Ruben Durand regarding exhibit for Irrigation Maintenance Agreement	1.40	\$ 630.00
01/11/2024	Erin R McCormick	Travel to and attend Board of Supervisors meeting; conference with Ruben Durand following meeting; review of executed Security Services Agreement; prepare email to James Davis and transmit CDD executed Agreement for execution by Securitas;	3.40	\$ 1,530.00
01/15/2024	Erin R McCormick	Review of proposed engagement letter by Grau & Associates; review of email from Ruben Durand and respond regarding audit deadline and information to be provided to Grau by Jan 31st; review of email from Ruben Durand regarding discussions with Tim Plate concerning Public Facilities Report; email to Ruben Durand and Brittney Carpio regarding Declaration of Easements to add to the Agenda for February meeting; receipt and review of executed Agreement with Securitas; email to James Davis regarding above, with copies to Ruben Durand, Katiria Parodi and Deneen Klenke;	1.40	\$ 630.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development
District**

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

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

ispock@rizzetta.com

Invoice Date	Invoice Number
02/02/2024	10726
Terms	Service Through
	02/02/2024

01/16/2024	Erin R McCormick	Email to Katiria Parodi, Deneen Klenke and Ruben Durand regarding emergency reponse charges to the CDD; review of email from Ruben Durand and respond; review of email from James Davis (Securitas) and respond; review of alarm notices; review of Hillsborough County Alarm Ordinance; highlight and annotate sections of Alarm Ordinance; email to Katiria Parodi, Deneen Klenke and Ruben Durand regarding applicable provisions of Ordinance and procedures to follow when alarm occurs to prevent charges;	2.30	\$ 1,035.00
01/17/2024	Erin R McCormick	Review of email from Ruben Durand to James Davis regarding tax exempt certificate and invoices, and respond to same; emails to and from Katiria Parodi;	0.30	\$ 135.00
01/18/2024	Erin R McCormick	Review of email from Deneen Klenke and Tax Exempt Certificate; review of emails from Katiria Parodi and Grant Thomas regarding coordinating transition for security services; email to James Davis regarding Certificate of Insurance; telephone conference with Katiria Parodi regarding alarm penalties and ordinance; review of emails from Grant Thomas;	0.90	\$ 405.00
01/24/2024	Erin R McCormick	Review of email from Ruben Durand regarding audit engagement letter and respond; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
01/29/2024	Erin R McCormick	Review of email and List of Action Items from Ruben Durand; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
01/31/2024	Erin R McCormick	Review of email from Ruben Durand regarding Resolution designating officers and respond; review of email from Tiffany Judd regarding completion of Waterset Central project and respond; prepare report for Board members regarding Ethics training requirements;	0.60	\$ 270.00

In Reference To: General Representation (Expenses)

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

3314 Henderson Boulevard | Suite 100 DI Tampa, FL 33609

o: 813.579.2653 | erin@emccormicklaw.com |



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development
District**

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

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

lspock@rizzetta.com

Invoice Date	Invoice Number
02/02/2024	10726
Terms	Service Through
	02/02/2024

01/11/2024	Erin R McCormick	Milesage and tolls to and from Board of Supervisors meeting	\$ 35.20
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Total Hours	11.90 hrs
Total Work	\$ 5,085.00
Total Expenses	\$ 35.20
Total Invoice Amount	\$ 5,120.20
Previous Balance	\$ 3,182.26
1/8/2024 Payment - Check Split Payment	(\$3,182.26)
Balance (Amount Due)	\$ 5,120.20

RECEIVED
02.02.24



7823 N Dale Mabry Hwy STE 107

Ofc: 813-870-2966

Fax: 813-870-2896

Invoice

Date	Invoice #
2/7/2024	30602

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
30164		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Parts	Precor UBK SN#					
Parts	AKCEE17180001					
	DRIVE BELT			1	56.00	56.00T
	CRANK PULLEY			1	95.00	95.00T
	PRECOR FTS GLIDE					
Parts	TRICEP ROPE			1	65.00	65.00T
Parts	ANKLE STRAP			1	25.00	25.00T
Labor	Labor			2	80.00	160.00
Freight Sales (INV)	Freight Charges are subject to change				65.00	65.00

RECEIVED
02.07.24

	Subtotal	\$466.00
	Sales Tax (0.0%)	\$0.00
	Total	\$466.00
	Payments/Credits	\$0.00
	Balance Due	\$466.00

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.



7823 N Dale Mabry Hwy STE 107

Ofc: 813-870-2966

Fax: 813-870-2896

Invoice

Date	Invoice #
2/7/2024	30603

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
30164		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Quarterly Preventative Maintenance - Inspected - Tested -Tightened & Lubricated Fitness Equipment				340.00	340.00

RECEIVED
02.07.24

	Subtotal	\$340.00
	Sales Tax (0.0%)	\$0.00
	Total	\$340.00
	Payments/Credits	\$0.00
	Balance Due	\$340.00

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.



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

DR-15EZ
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period
JAN 2024

T

FD

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

□□□□□□.□□
662.19

Due: 02/20/24

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period

T

FD

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

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at floridarevenue.com.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period.

A return must be filed for each reporting period, even if no tax is due. If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Date
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Telephone #
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
8. Less Collection Allowance or Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
9. Amount Due With Return (Enter this amount on front)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

Signature of Taxpayer: Karla Pena

Date: 02/12/2024

Telephone #: 813-933-5571

Signature of Preparer

Date

Telephone #

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Date
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Telephone #
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
8. Less Collection Allowance or Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
9. Amount Due With Return (Enter this amount on front)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

Signature of Taxpayer: Karla Pena

Date: 02/12/2024

Telephone #: 813-933-5571

Signature of Preparer

Date

Telephone #

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

Waterset Central CDD
Hillsborough County BOCC Summary
Master Summary Account #7687161865
Jan 2024 *ACH Due 02/21/2024

<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
1/31/2024	6116 Sea Air Dr	001-53600-4310	\$8.75	Reclaim
1/31/2024	5701 Madrigal Way	001-53600-4301	\$427.00	Water
1/31/2024	7008 Waterline Ct	001-53600-4310	\$825.99	Reclaim
1/31/2024	5910 Covington Garden Dr	001-53600-4310	\$82.85	Reclaim
1/31/2024	7533 Paradiso Dr	001-53600-4310	\$13.49	Reclaim
1/31/2024	7301 Paradiso Dr	001-53600-4310	\$39.15	Reclaim
1/31/2024	7821 Paradiso Ave	001-53600-4301	\$1,862.58	Water
1/31/2024	7821 Paradiso Ave	001-53600-4310	\$119.78	Reclaim
1/31/2024	7030 Reservoir Ct	001-53600-4310	\$195.35	Reclaim
1/31/2024	5490 Wayfarer Ave	001-53600-4310	\$96.65	Reclaim
1/31/2024	7054 Reservoir Ct	001-53600-4310	\$27.76	Reclaim
1/31/2024	5459 Wayfarer Ave	001-53600-4310	\$13.96	Reclaim
1/31/2024	5630 Wayfarer Ave	001-53600-4310	\$7.25	Reclaim
1/31/2024	5521 Silver Sun Dr	001-53600-4310	\$10.24	Reclaim
1/31/2024	5424 Wayfarer Ave	001-53600-4310	\$10.51	Reclaim
1/31/2024	5300 Del Cooronado Dr	001-53600-4310	\$6.19	Reclaim
1/31/2024	5494 Del Coronado Dr	001-53600-4310	\$9.41	Reclaim
1/31/2024	7306 Golden Sky Ct	001-53600-4310	\$15.73	Reclaim
1/31/2024	7020 Saguaro Way	001-53600-4310	\$14.18	Reclaim
1/31/2024	6112 Sea Air Dr	001-53600-4310	\$7.76	Reclaim
1/31/2024	7000 Mainland Ave	001-53600-4310	\$258.02	Reclaim
1/31/2024	7310 Betel Palm Ct 1	001-53600-4301	\$125.79	Water
1/31/2024	6060 Milestone Dr	001-53600-4310	\$114.81	Reclaim
	Deposit	01-15601	\$0.00	Deposits
	TOTAL		\$4,293.20	

	Summary		
	Utility Services 001-53600-4301	\$2,415.37	
	Utility Reclaim 001-53600-4310	\$1,877.83	
	Deposit 001-15601	\$0.00	
	Credit	(\$602.27)	53600-4310- Reclaim estimates on 11/30/23 bill
TOTAL		\$3,690.93	



Hillsborough
County Florida

M-Page 1 of 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024



Summary of Account Charges

Previous Balance	\$-602.27
Net Payments	\$0.00
Credit Amount	\$-602.27
Total Account Charges	\$4,293.20

AMOUNT DUE	\$3,690.93
------------	------------

Important Message

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](https://www.hcflgov.net/WaterRestrictions) or call (813) 275-7094.

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](https://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

1,858 8

DUE DATE	02/21/2024
AMOUNT DUE	\$3,690.93
AMOUNT PAID	

0076871618658 00003690930



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 6116 SEA AIR DR

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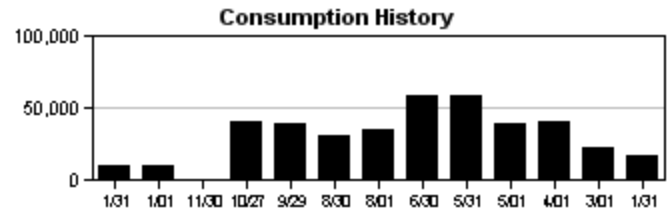
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	11/30/2023	12000	01/31/2024	12200	20000 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.75

Total Service Address Charges \$8.75

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5701 MADRIGAL WAY

M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	11/30/2023	260288	01/31/2024	281575	21287 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge \$5.63

Purchase Water Pass-Thru \$64.29

Water Base Charge \$60.45

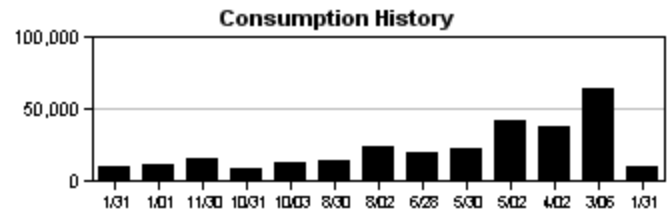
Water Usage Charge \$20.44

Sewer Base Charge \$146.55

Sewer Usage Charge \$129.64

Total Service Address Charges \$427.00

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

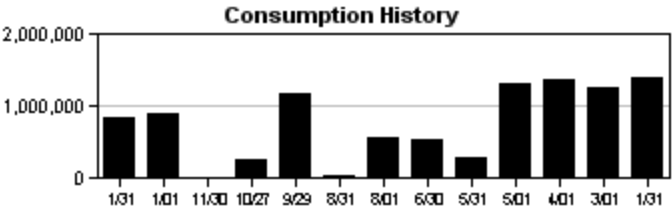
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	11/30/2023	151367	01/31/2024	168810	1744300 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$825.99
Total Service Address Charges	\$825.99

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

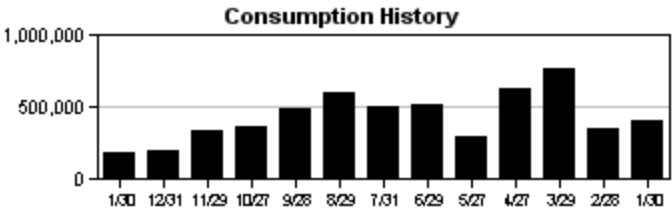
Service Address: 5910 COVINGTON GARDEN DR

M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	11/29/2023	258519	01/30/2024	262318	379900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$82.85
Total Service Address Charges	\$82.85





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

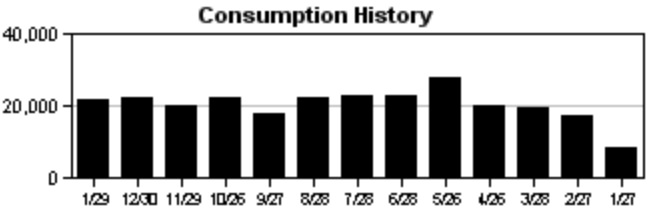
Service Address: 7533 PARADISO DR-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	11/29/2023	8572	01/29/2024	9009	43700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$13.49
Total Service Address Charges	\$13.49



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 7301 PARADISO DR

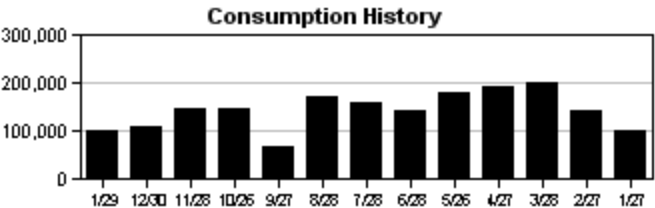
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	11/28/2023	66826	01/29/2024	68926	210000 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$39.15
Total Service Address Charges	\$39.15

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 7281 PARADISO AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	11/29/2023	43317	01/30/2024	45773	245600 GAL	ESTIMATED	WATER
54230101	11/29/2023	22083	01/30/2024	22138	5500 GAL	ESTIMATED	WATER
60998080	11/29/2023	195973	01/30/2024	203048	707500 GAL	ESTIMATED	RECLAIM

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$758.32
Water Base Charge	\$151.13
Water Usage Charge	\$661.93
Sewer Base Charge	\$252.07
Sewer Usage Charge	\$33.50
Reclaimed Water Charge	\$119.78
Total Service Address Charges	\$1,982.36

An estimated read was used to calculate your bill
An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 7030 RESERVOIR CT-RECLAIM

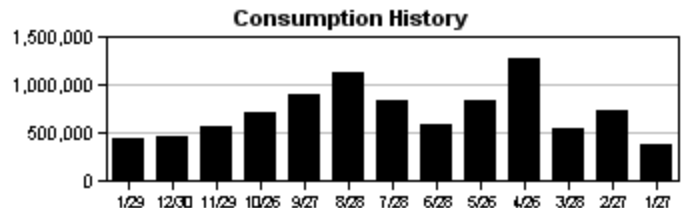
M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111733	11/29/2023	256234	01/29/2024	265084	885000 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$195.35
Total Service Address Charges	\$195.35

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

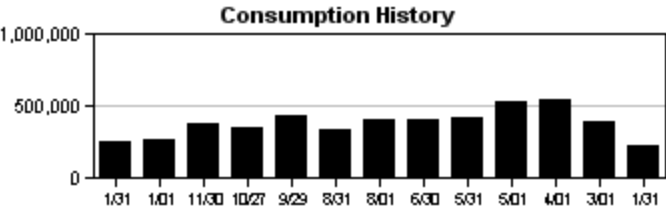
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	11/30/2023	124588	01/31/2024	129691	510300 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$96.65
Total Service Address Charges	\$96.65

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

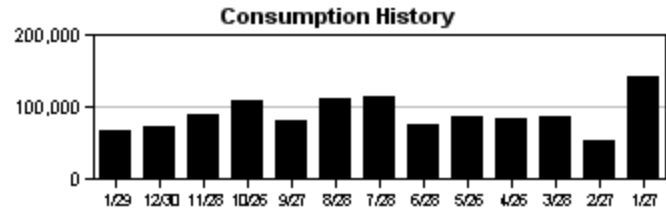
Service Address: 7054 RESERVOIR CT-RECLAIM

M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	11/28/2023	41088	01/29/2024	42476	138800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$27.76
Total Service Address Charges	\$27.76





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

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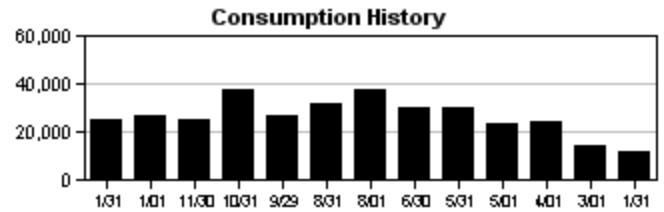
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11675756	11/30/2023	8809	01/31/2024	9325	51600 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$13.96

Total Service Address Charges \$13.96

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

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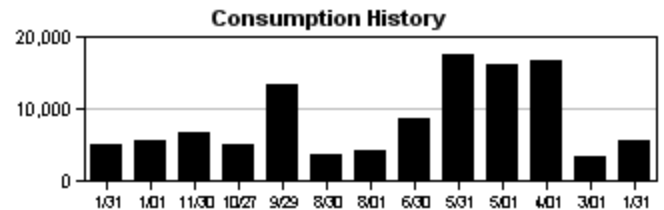
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	11/30/2023	4288	01/31/2024	4394	10600 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.25

Total Service Address Charges \$7.25

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5521 SILVER SUN DR

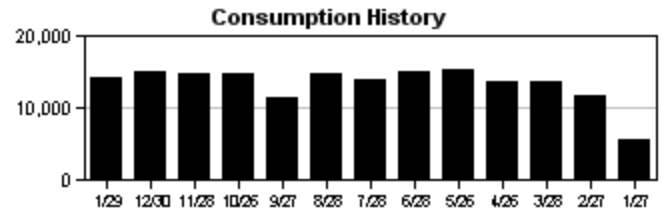
M-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	11/28/2023	6964	01/29/2024	7257	29300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$10.24

Total Service Address Charges \$10.24



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

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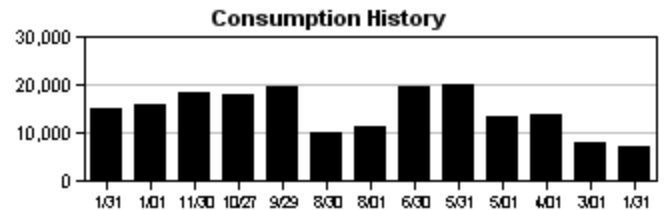
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907326	11/30/2023	7664	01/31/2024	7974	31000 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$10.51

Total Service Address Charges \$10.51

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

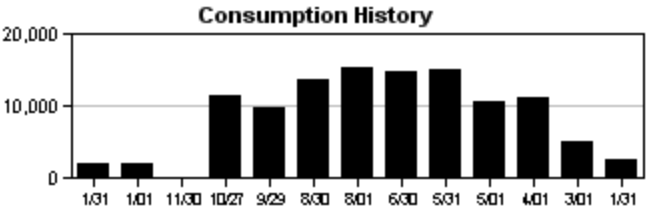
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11321094	11/30/2023	7261	01/31/2024	7301	4000 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.19
Total Service Address Charges	\$6.19

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

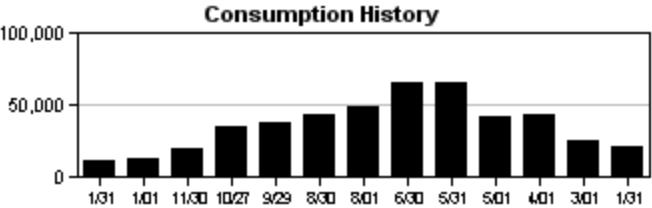
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11907327	11/30/2023	13062	01/31/2024	13303	24100 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.41
Total Service Address Charges	\$9.41

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

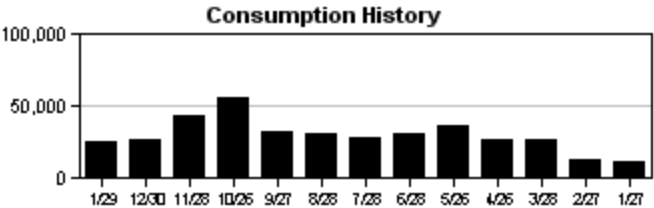
Service Address: 7306 GOLDEN SKY CT

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	11/28/2023	12142	01/29/2024	12659	51700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.73
Total Service Address Charges	\$15.73



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

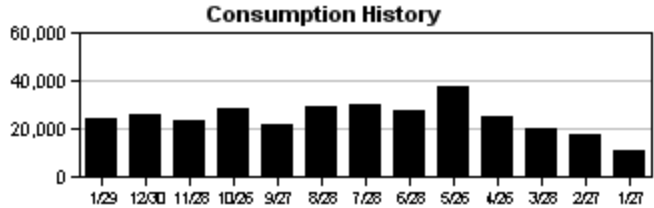
Service Address: 7020 SAGUARO WAY-RECLAIM

M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	11/28/2023	11909	01/29/2024	12408	49900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.18
Total Service Address Charges	\$14.18





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 6112 SEA AIR DR

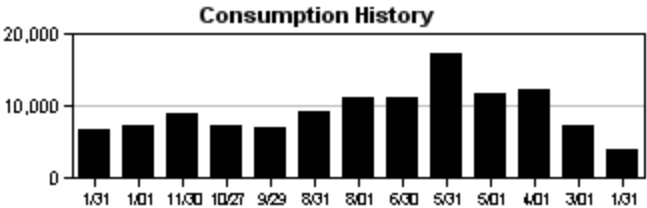
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	11/30/2023	5177	01/31/2024	5315	13800 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.76
Total Service Address Charges	\$7.76

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	11/30/2023	3552	01/31/2024	388715	385163 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$258.02
Total Service Address Charges	\$258.02

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

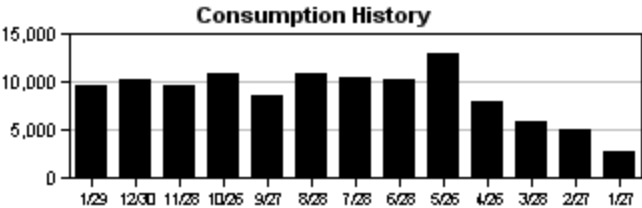
Service Address: 7310 BETEL PALM CT I

M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	11/28/2023	6176	01/29/2024	6373	19700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$59.49
Water Base Charge	\$30.23
Water Usage Charge	\$30.44
Total Service Address Charges	\$125.79



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/31/2024	02/21/2024

Service Address: 6060 MILESTONE DR

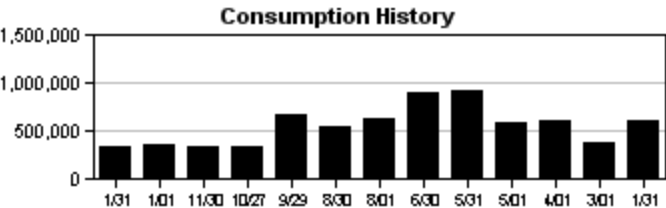
M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	11/30/2023	229675	01/31/2024	236504	682900 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$114.81
Total Service Address Charges	\$114.81

An estimated read was used to calculate your bill



Waterset Central CDD
Meeting Date: February 8, 2024

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Deneen Klenke		No
Laura Lee	✓	No Yes
Lynda McMorrow		No
Larry Woster		No
Pete Williams		Yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:27 AM
Meeting End Time:	11:47 AM
Total Meeting Time:	1 hr 20 mins

Time Over (3) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: R. Durand



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

INVOICE

006-23-341948-1

DUE UPON RECEIPT

DATE 7/26/2023

BALANCE \$1,030.00

AMOUNT ENCLOSED \$

KATIRIA PARODI
WATERSET CENTRAL CDD
7281 PARADISO DRIVE
APOLLO BEACH FL 33572

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: 006-23-341948-1

7/26/2023

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 UPDATES**
CLIENT PO

ORDERED BY **KATIRIA PARODI**

CHARGES

PRICE EACH

QTY

TOTAL

1	LABOR / INSTALLATION, INSTALL, TAMPA, LOCAL <15 INSTALLATION COMPLETED AS PER WORK ORDER	\$375.00	1	\$375.00
2	STREET SIGNAGE, CUSTOM (3) STOP/STREET BLADE COMBO SIGN W/FRAME AND POST	\$695.00	1	\$695.00
3	STREET SIGNAGE, CUSTOM (1-2) BTB BLADES W/FRAMES	\$495.00	2	\$990.00
4	SIGNAGE / DISPLAY, ORACAL VINYL, MEDIA ONLY, STICKER, 3MIL LAM, 16" MAX DOT WARNING DECAL	\$0.00	1	\$0.00

Thank you for your business!

Visit us online at www.onsightindustries.com

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

INVOICE: 006-23-341948-1

7/26/2023

PROJECT DETAIL - PAGE 2



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

LOCATION **WATERSET**
PROJECT NAME **STREET SIGN UPDATES**
CLIENT PO

ORDERED BY **KATIRIA PARODI**

CHARGES

PRICE EACH QTY

TOTAL

SUB-TOTAL: \$2,060.00

TAX: \$.00

TOTAL: \$2,060.00

PAYMENTS RECEIVED - THANK YOU!

7/26/2023

CHECK

100325

\$1,030.00

RECEIVED
02.14.24**BALANCE DUE: \$1,030.00**

WORK COMPLETED

- ✓ COMPLETED - (#1) ALABASTER STONE LN/MILESTONE DR - REPLACE MISSING/DAMAGED MILESTONE DR 6500 BLADE/FRAME ON EXISTING POLE.
- ✓ COMPLETED - PLEASE STRAIGHTEN AND ADD CONCRETE TO STREET SIGN LOCATED AT LIMELIGHT AND ESTERO. PLEASE TAKE BEFORE AND AFTER PHOTOS.
- ✓ COMPLETED - (#2) MAIDEN SEA DR/MILESTONE DR - REPLACE MISSING/DAMAGED MILESTONE DR 6500 BLADE/FRAME ON EXISTING POLE.
- ✓ COMPLETED - PLEASE STRAIGHTEN AND ADD CONCRETE TO STREET SIGN LOCATED AT SILVERSUN & MADRIGAL . PLEASE TAKE BEFORE AND AFTER PHOTOS.
- ✓ COMPLETED - PLEASE STRAIGHTEN AND ADD CONCRETE TO STREET SIGN LOCATED AT SILVERSUN AND RESERVOIR
- ✓ COMPLETED - PLEASE STRAIGHTEN AND ADD CONCRETE TO STREET SIGN LOCATED AT DEL CORONADO & SILVER SUN
- ✓ COMPLETED - (#3) ROADSTEAD CT/GOLDEN NETTLE DR - REPLACE DAMAGED STREET SIGN POLE AND STOP SIGN AND REUSE ALL OTHER ELEMENTS ON LOCATION.
- ✓ COMPLETED - INSTALL DOT STICKERS ON THE BACKS OF ALL STREET SIGNS, EVEN SIGNS THAT HAVE (2) SIGNS. THOSE GET 1 FOR EACH SIGN ON THE POLE. ALL HOLE FOR THE DATES SHOULD BE PUNCHED OUT WITH THE
- ✓ COMPLETED - IF THERE ARE ANY QUESTIONS, PLEASE CALL JAMIE 813-943-1040 OR LISA 727-967-2785
- ✓ COMPLETED - PLEASE TAKE PHOTOS OF ALL SIGNS INSTALLED ON THE WO. BEFORE AND AFTER PHOTOS AND PHOTOS OF THE CONCRETE THAT WAS ADDED TO THE POLES.

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.



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 16390025
Invoice Date 1/30/2024
Completed Date 1/30/2024
Payment Term Due Upon Receipt
Due Date 1/30/2024

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

1/9/24: Troubleshoot center fan on back lanai area in between clubhouse and pool. Found power going to transformer inside fan housing and determined ceiling fan will need to be replaced.

The customer would like to get some information gathered so they know how to use their Cooper lighting control panel.

1/29/24: Removed and replaced customer supplied ceiling fan. Tested for proper operation.

Gave information regarding Cooper lighting control panel to educate customer.

Task #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel. (1/9/24)	1.00	\$99.00	\$99.00
LBR-1.00 SVC	1 Labor Hours - Service Technician (1/9/24)	1.00	\$165.00	\$165.00
LBR-2.00 SVC	2 Labor Hours - Service Technician (1/29/24)	1.00	\$330.00	\$330.00

Sub-Total	\$594.00
Tax	\$0.00
Total	\$594.00
Payment	\$0.00
Balance Due	\$594.00

RECEIVED
01.31.24

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 17091194
Invoice Date 2/12/2024
Completed Date 2/12/2024
Payment Term Due Upon Receipt
Due Date 2/12/2024

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

Troubleshoot circuit having problems. Reset tripped breaker. Tested for proper voltage. Tested circuit on a load. Circuit tested and is in good condition.

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

RECEIVED
02.15.24

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

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

Invoice

Date	Invoice #
2/1/2024	INV0000087039

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,696.50	\$1,696.50
Administrative Services	1.00	\$421.75	\$421.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$421.75	\$421.75
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,924.58	\$1,924.58
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,464.58
	Total		\$5,464.58

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Waterset Central CDD

Bill to
Waterset Central CDD
Rizzetta & Company

Ship to
Waterset Central CDD
Rizzetta & Company

Invoice details
Invoice no.: 8038-B
Terms: Net 30
Invoice date: 02/01/2024
Due date: 03/02/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		LM-Waterset Central CDD Monthly Lake Maintenance-29 Waterways		1	\$3,600.00	\$3,600.00

Total \$3,600.00

RECEIVED
02.01.24

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
2/3/2024	10078

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

P.O. No.	Terms	Project
Feb 2024	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. 5B Amenity	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.	2,180.00	2,180.00

RECEIVED
02.05.24

Thank you for your business.

Phone #
(727) 271-1395

Total	\$3,630.00
-------	------------



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

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

Invoice 16083

PO#	Date
	01/29/2024
Sales Rep	Terms
Jay Grimaldi	Net 30

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Item	Qty / UOM	Rate	Ext. Price	Amount
#8656 - Pest Control January 2024				\$325.00

September 2023

Added pest control \$350.00

Total	\$325.00
Credits/Payments	(\$0.00)
Balance Due	\$325.00

Phone 813-985-9381
www.sunriselandscape.com

RECEIVED
01.29.24



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 16246

PO#	Date
	02/01/2024
Sales Rep	Terms
Jessi Milch	Net 30

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

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Item	Qty / UOM	Rate	Ext. Price	Amount
#8459 - Pond 63 Regrade and Bahia Replacement				

Pond 63 Regrade and Bahia Replacement

- Grade out the south bank on both sides of the fence of Pond 63 south of Gold Coast and install new Bahia turf.



Enhancement - 01/29/2024

\$2,574.00

RECEIVED
02.08.24

Total	\$2,574.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$2,574.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

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

Invoice 16602

PO#	Date
	02/08/2024
Sales Rep	Terms
Jessi Milch	Net 30

Property Address
Waterset Central CDD 3434 Colwell Ave Suite 200 Tampa , FL 33614

Item	Qty / UOM	Rate	Ext. Price	Amount
#8046 - Landscape Maintenance Agreement February 2024				\$25,925.00

RECEIVED
02.08.24

Total	\$25,925.00
Credits/Payments	(\$0.00)
Balance Due	\$25,925.00



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: February 05, 2024

Amount Due: \$379.30

Due Date: February 26, 2024

Account #: 221008697536

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$379.30
Payment(s) Received Since Last Statement	-\$379.30
Current Month's Charges	\$379.30

Amount Due by February 26, 2024 \$379.30

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

RECEIVED
02.08.24



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look forward to.**

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one of our certified auditors will
identify ways you can save energy
and money.

TampaElectric.com/BizSave

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: February 26, 2024



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: \$379.30

Payment Amount: \$ _____

636569315739

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.

6365693157392210086975360000000379301



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Service Period: Dec 30, 2023 - Jan 30, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	133 kWh @ \$0.03406/kWh	\$4.53
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03806/kWh	\$5.06
Storm Protection Charge	133 kWh @ \$0.03877/kWh	\$5.16
Clean Energy Transition Mechanism	133 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	133 kWh @ \$0.00074/kWh	\$0.10
Florida Gross Receipt Tax		\$0.38
Franchise Fee		\$21.60
Municipal Public Service Tax		\$1.20
State Tax		\$26.71

Lighting Charges

\$379.30

Total Current Month's Charges

\$379.30

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

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.



WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

Statement Date: February 05, 2024

Amount Due: \$606.24

Due Date: February 26, 2024

Account #: 221008884712

Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due	\$667.45
Payment(s) Received Since Last Statement	-\$667.45
Current Month's Charges	\$606.24

Amount Due by February 26, 2024 \$606.24

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

Your Energy Insight



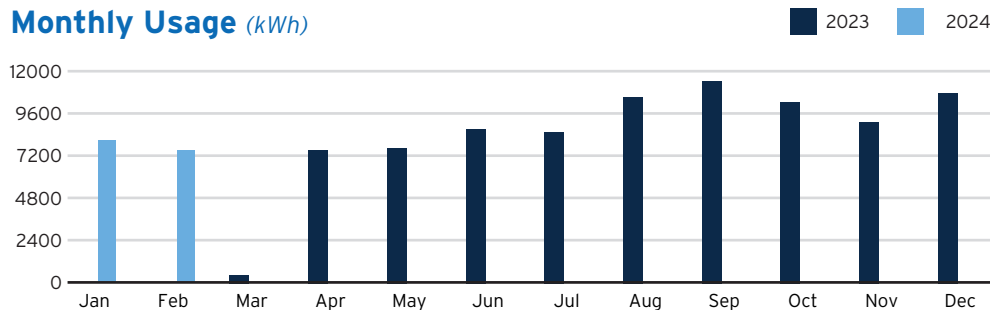
Your average daily kWh used was **13.33% lower** than it was in your previous period.

RECEIVED
02.08.24



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

An audit you can look forward to.

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008884712

Due Date: February 26, 2024



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: \$606.24

Payment Amount: \$ _____

611878024539

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.

6118780245392210088847120000000606240



Service For:
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Meter Read

Service Period: Dec 30, 2023 - Jan 30, 2024

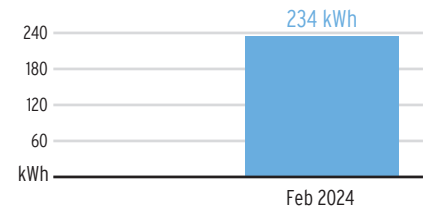
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	01/30/2024	99,632		92,143		7,489 kWh	1	32 Days
1000812338	01/30/2024	11.81		0		11.81 kW	1	32 Days

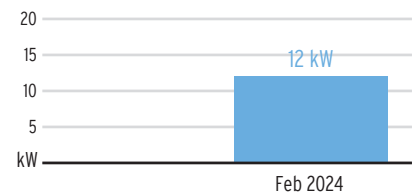
Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$1.08000	\$34.56
	Billing Demand Charge	12 kW @ \$14.20000/kW	\$170.40
	Energy Charge	7,489 kWh @ \$0.00736/kWh	\$55.12
	Fuel Charge	7,489 kWh @ \$0.03843/kWh	\$287.80
	Capacity Charge	12 kW @ \$0.20000/kW	\$2.40
	Storm Protection Charge	12 kW @ \$0.72000/kW	\$8.64
	Energy Conservation Charge	12 kW @ \$0.73000/kW	\$8.76
	Environmental Cost Recovery	7,489 kWh @ \$0.00081/kWh	\$6.07
	Clean Energy Transition Mechanism	12 kW @ \$1.12000/kW	\$13.44
	Storm Surcharge	7,489 kWh @ \$0.00052/kWh	\$3.89
	Florida Gross Receipt Tax		\$15.16
	Electric Service Cost		\$606.24

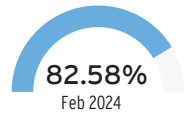
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Total Current Month's Charges

\$606.24

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](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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.



Service For:
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

Waterset Central CDD

Teco Summary

Master Summary Account #321000017137

Jan-24

Summary Account #321000017137

Due Date: 02/20/2024

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
221003734730	2/1/2024	Phase 4 South	001-53200-4304	\$1,013.72	Pool Heaters - Gas
221004023737	2/1/2024	7281 Paradiso Dr.	001-53200-4304	\$46.20	Pool Heater - Gas
211018655814	2/1/2024	6044 Milestone Dr	001-53100-4301	\$37.45	Sign
211019514606	2/1/2024	6350 Camino Dr.	001-53100-4301	\$25.93	Irrigation
211021571990	2/1/2024	7008 Waterline Ct	001-53100-4301	\$26.97	Irrigation
211023029229	2/1/2024	5490 Wayfarer Ave.	001-53100-4301	\$26.82	Irrigation
211024719158	2/1/2024	Covington Garden Dr, PH 5B2	001-53100-4307	\$2,229.32	Street Lights
211024779442	2/1/2024	Waterset Blvd & Reservoir Way	001-53100-4307	\$3,647.99	Street Lights
221003491596	2/1/2024	7281 Paradiso Dr.	001-53100-4301	\$942.90	General Service
221003491596	2/1/2024	7281 Paradiso Dr.	001-53100-4301	\$684.31	General Service
221006521464	2/1/2024	7302 Paradiso Dr.	001-53100-4304	\$26.67	Pool Heaters
221006546453	2/1/2024	6002 Covington Garden Dr. S	001-53100-4301	\$27.13	General Service
221007184437	2/1/2024	6930 Goldcoast Ave.	001-53100-4304	\$26.82	General Service
221007705355	2/1/2024	30th Street	001-53100-4307	\$430.52	Street Lights
221007764808	2/1/2024	7054 Reservior Ct	001-53100-4301	\$28.32	Irrigation
221008097190	2/1/2024	Waterset Phase 5A2-2B	001-53100-4307	\$1,137.88	Street Lights
		Deposit	01-15601		Deposits
		TOTAL		\$10,358.95	

Summary		
Utility Services	001-53100-4301	\$1,799.83
Recreation	001-53100-4304	\$53.49
Street Lights	001-53100-4307	\$7,445.71
Recreation	001-53200-4304	\$1,059.92
Deposit	001-15601	\$0.00
Credit		\$0.00
TOTAL		\$10,358.95

*Amount of Check



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

Statement Date: February 06, 2024

Amount Due: \$10,358.95

Due Date: February 20, 2024

Account #: 321000017137

Account Summary

Previous Amount Due	\$10,351.72
Payment(s) Received Since Last Statement	-\$10,351.72
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,358.95

Amount Due by February 20, 2024 \$10,358.95

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

RECEIVED
02.08.24

Your Locations With The Highest Usage



7281 PARADISO DR,
APOLLO BEACH, FL
33572-1637

**11,180
KWH**



6044 MILESTONE DR,
SIGN, APOLLO BEACH,
FL 33572-2611

**83
KWH**



Scan here to interact
with your bill online.

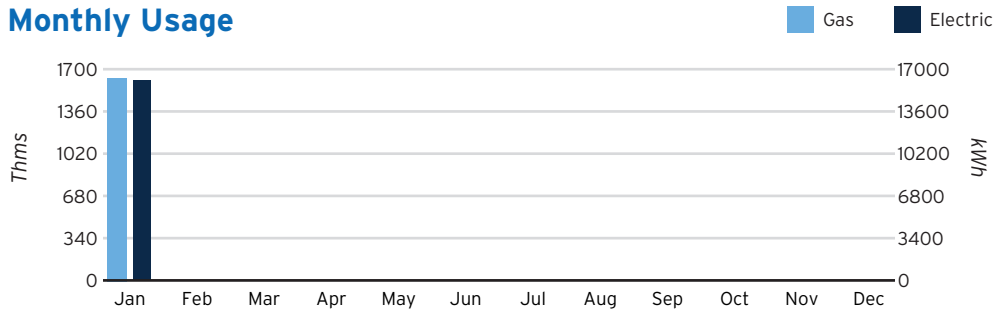


**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage



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 #: 321000017137

Due Date: February 20, 2024



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: \$10,358.95

Payment Amount: \$ _____

701000002150

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.

7010000021503210000171370000010358956

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	01/02/2024	29,473		28,082		1,391 CCF		1.040		1.1168		1,615.6 Therms	33 Days	\$1,013.72
														<div>▲ 39.0%</div>

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637						Sub-Account Number: 221004023737			
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Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
SHI14676	01/02/2024	30		30		0 CCF		1.040		1.0000		0.0 Therms	33 Days	\$46.20
														<div>▼ 100.0%</div>

Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611						Sub-Account Number: 211018655814			
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Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534960	12/29/2023	3,808		3,725		83 kWh	1	30 Days	\$37.45
									<div>▲ 13.7%</div>

Service Address: 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438						Sub-Account Number: 211019514606			
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Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533624	12/29/2023	308		302		6 kWh	1	30 Days	\$25.93
									<div>▼ 14.3%</div>

Continued on next page →

For more information about your bill, please visit [PeoplesGas.com](#) or [TampaElectric.com](#)

Ways To Pay Your Bill



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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	12/29/2023	421		408		13 kWh	1	30 Days	\$26.97
									 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	12/29/2023	354		342		12 kWh	1	30 Days	\$26.82
									 7.7%

Service Address: COVINGTON GARDEN DRIVE PH 5B2, APOLLO BEACH, FL 33572

Sub-Account Number: 211024719158

Amount: \$2,229.32


Service Address: WATERSET BL AND RESEVOIR WAY, APOLLO BEACH, FL 33572

Sub-Account Number: 211024779442

Amount: \$3,647.99


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	12/29/2023	14,422		3,242		11,180 kWh	1	30 Days	\$1,627.21
1000864538	12/29/2023	17.05		0		17.05 kW	1	30 Days	 29.1%
1000864536	12/29/2023	89,787		84,981		4,806 kWh	1	30 Days	
1000864536	12/29/2023	20.88		0		20.88 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	12/29/2023	445		434		11 kWh	1	30 Days	\$26.67
									 8.3%

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	12/29/2023	565		551		14 kWh	1	30 Days	\$27.13
									 12.5%

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	12/29/2023	522		510		12 kWh	1	30 Days	\$26.82
									20.0%

Service Address: WATERSET CENTRAL CDD 30TH ST, APOLLO BEACH, FL 33572 Sub-Account Number: 221007705355

Amount: \$430.52

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475292	12/29/2023	984		962		22 kWh	1	30 Days	\$28.32
									12.0%

Service Address: WATERSET PHASE 5A2-2B, LIGHTS, APOLLO BEACH, FL 33572 Sub-Account Number: 221008097190

Amount: \$1,137.88

Total Current Month's Charges \$10,358.95



Sub-Account #: 221003734730
Statement Date: 02/01/2024

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: Pool Heaters

Service Period: 12/01/2023 - 01/02/2024

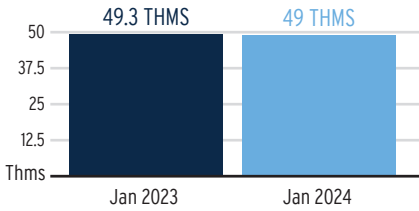
Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	01/02/2024	29,473	28,082	1,391 CCF	1.040	1.1168	1,615.6 Therms	33 Days

Charge Details

	Natural Gas Charges	
Customer Charge		\$65.91
Distribution Charge	1,615.6 THMS @ \$0.53665	\$867.01
Swing Service Charge	1,615.6 THMS @ \$0.02080	\$33.60
Florida Gross Receipts Tax		\$47.20
Natural Gas Service Cost		\$1,013.72

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$1,013.72

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 02/01/2024

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: Water Heaters

Service Period: 12/01/2023 - 01/02/2024

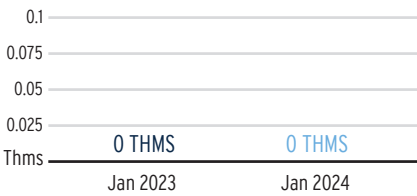
Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SHI14676	01/02/2024	30	30	0 CCF	1.040	1.0000	0.0 Therms	33 Days

Charge Details

	Natural Gas Charges	
	Customer Charge	\$42.98
	Natural Gas Service Cost	\$42.98
	State Tax	\$3.22
	Total Natural Gas Cost, Local Fees and Taxes	\$46.20

Avg THMS Used Per Day



Current Month's Natural Gas Charges **\$46.20**

Billing information continues on next page ➡



Sub-Account #: 211018655814
Statement Date: 02/01/2024

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

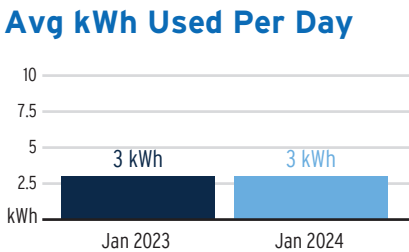
Meter Read

Service Period: 11/30/2023 - 12/29/2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	12/29/2023	3,808		3,725		83 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	83 kWh @ \$0.08192/kWh	\$6.80
Fuel Charge	83 kWh @ \$0.03843/kWh	\$3.19
Storm Protection Charge	83 kWh @ \$0.00775/kWh	\$0.64
Clean Energy Transition Mechanism	83 kWh @ \$0.00427/kWh	\$0.35
Storm Surcharge	83 kWh @ \$0.00225/kWh	\$0.19
Florida Gross Receipt Tax		\$0.86
Electric Service Cost		\$34.53
State Tax		\$2.92
Total Electric Cost, Local Fees and Taxes		\$37.45



Current Month's Electric Charges \$37.45

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 02/01/2024


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

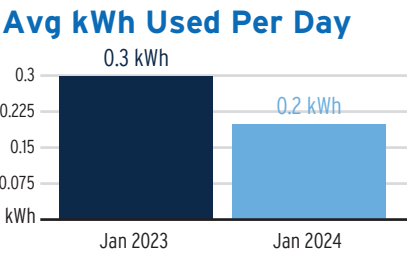
Meter Read

Service Period: 11/30/2023 - 12/29/2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	12/29/2023	308		302		6 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	6 kWh @ \$0.08192/kWh	\$0.49
Fuel Charge	6 kWh @ \$0.03843/kWh	\$0.23
Storm Protection Charge	6 kWh @ \$0.00775/kWh	\$0.05
Clean Energy Transition Mechanism	6 kWh @ \$0.00427/kWh	\$0.03
Storm Surcharge	6 kWh @ \$0.00225/kWh	\$0.01
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$23.91
State Tax		\$2.02
Total Electric Cost, Local Fees and Taxes		\$25.93



Current Month's Electric Charges **\$25.93**

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 02/01/2024


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

Meter Read

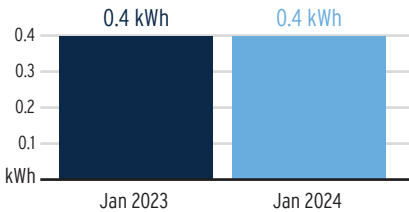
Service Period: 11/30/2023 - 12/29/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	12/29/2023	421		408		13 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	13 kWh @ \$0.08192/kWh	\$1.06
Fuel Charge	13 kWh @ \$0.03843/kWh	\$0.50
Storm Protection Charge	13 kWh @ \$0.00775/kWh	\$0.10
Clean Energy Transition Mechanism	13 kWh @ \$0.00427/kWh	\$0.06
Storm Surcharge	13 kWh @ \$0.00225/kWh	\$0.03
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.87
State Tax		\$2.10
Total Electric Cost, Local Fees and Taxes		\$26.97

Avg kWh Used Per Day



Current Month's Electric Charges \$26.97

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 02/01/2024

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

Meter Read

Meter Location: IRRIGATION

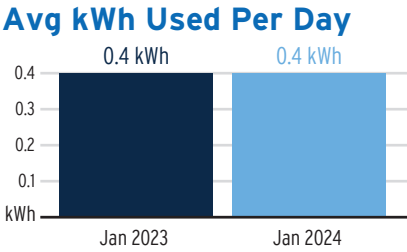
Service Period: 11/30/2023 - 12/29/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	12/29/2023	354		342		12 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	12 kWh @ \$0.08192/kWh		\$0.98
Fuel Charge	12 kWh @ \$0.03843/kWh		\$0.46
Storm Protection Charge	12 kWh @ \$0.00775/kWh		\$0.09
Clean Energy Transition Mechanism	12 kWh @ \$0.00427/kWh		\$0.05
Storm Surcharge	12 kWh @ \$0.00225/kWh		\$0.03
Florida Gross Receipt Tax			\$0.62
Electric Service Cost			\$24.73
State Tax			\$2.09
Total Electric Cost, Local Fees and Taxes			\$26.82



Current Month's Electric Charges \$26.82

Billing information continues on next page →




Sub-Account #: 211024719158
Statement Date: 02/01/2024

Service Address: COVINGTON GARDEN DRIVE PH 5B2, APOLLO BEACH, FL 33572

Service Period: 11/30/2023 - 12/29/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	836 kWh @ \$0.03406/kWh	\$28.47
Fixture & Maintenance Charge	44 Fixtures	\$730.84
Lighting Pole / Wire	44 Poles	\$1246.08
Lighting Fuel Charge	836 kWh @ \$0.03806/kWh	\$31.82
Storm Protection Charge	836 kWh @ \$0.03877/kWh	\$32.41
Clean Energy Transition Mechanism	836 kWh @ \$0.00036/kWh	\$0.30
Storm Surcharge	836 kWh @ \$0.00074/kWh	\$0.62
Florida Gross Receipt Tax		\$2.40
State Tax		\$156.38
Lighting Charges		\$2,229.32

Current Month's Electric Charges **\$2,229.32**

Billing information continues on next page →




Sub-Account #: 211024779442
Statement Date: 02/01/2024

Service Address: WATERSET BL AND RESEVOIR WAY, APOLLO BEACH, FL 33572

Service Period: 11/30/2023 - 12/29/2023 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	1368 kWh @ \$0.03406/kWh		\$46.59
Fixture & Maintenance Charge	72 Fixtures		\$1195.92
Lighting Pole / Wire	72 Poles		\$2039.04
Lighting Fuel Charge	1368 kWh @ \$0.03806/kWh		\$52.07
Storm Protection Charge	1368 kWh @ \$0.03877/kWh		\$53.04
Clean Energy Transition Mechanism	1368 kWh @ \$0.00036/kWh		\$0.49
Storm Surcharge	1368 kWh @ \$0.00074/kWh		\$1.01
Florida Gross Receipt Tax			\$3.93
State Tax			\$255.90
Lighting Charges			\$3,647.99

Current Month's Electric Charges	\$3,647.99
---	-------------------

Billing information continues on next page →



Sub-Account #: 221003491596
Statement Date: 02/01/2024

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: POOL
Service Period: 11/30/2023 - 12/29/2023 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	12/29/2023	14,422		3,242		11,180 kWh	1	30 Days
1000864538	12/29/2023	17.05		0		17.05 kW	1	30 Days

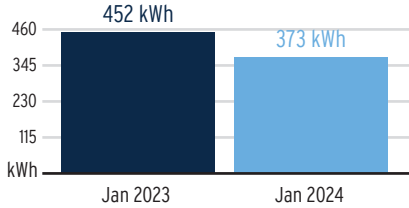
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	17 kW @ \$14.20000/kW	\$241.40
Energy Charge	11,180 kWh @ \$0.00736/kWh	\$82.28
Fuel Charge	11,180 kWh @ \$0.03843/kWh	\$429.65
Capacity Charge	17 kW @ \$0.20000/kW	\$3.40
Storm Protection Charge	17 kW @ \$0.72000/kW	\$12.24
Energy Conservation Charge	17 kW @ \$0.73000/kW	\$12.41
Environmental Cost Recovery	11,180 kWh @ \$0.00081/kWh	\$9.06
Clean Energy Transition Mechanism	17 kW @ \$1.12000/kW	\$19.04
Storm Surcharge	11,180 kWh @ \$0.00052/kWh	\$5.81
Florida Gross Receipt Tax		\$21.74
Electric Service Cost		\$869.43
State Tax		\$73.47
Total Electric Cost, Local Fees and Taxes		\$942.90

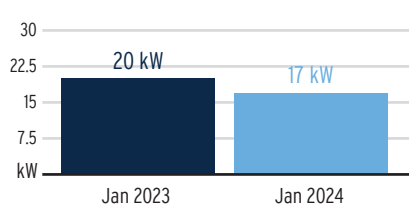
Current Month's Electric Charges **\$942.90**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 221003491596
Statement Date: 02/01/2024

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

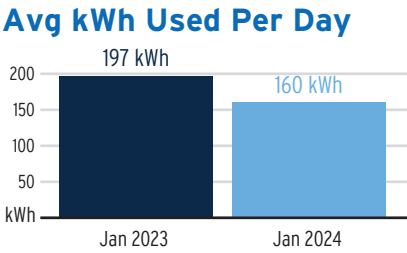
Meter Read

Service Period: 11/30/2023 - 12/29/2023 Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	12/29/2023	89,787		84,981		4,806 kWh	1	30 Days
1000864536	12/29/2023	20.88		0		20.88 kW	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$1.08000		\$32.40
Billing Demand Charge	21 kW @ \$14.20000/kW		\$298.20
Energy Charge	4,806 kWh @ \$0.00736/kWh		\$35.37
Fuel Charge	4,806 kWh @ \$0.03843/kWh		\$184.69
Capacity Charge	21 kW @ \$0.20000/kW		\$4.20
Storm Protection Charge	21 kW @ \$0.72000/kW		\$15.12
Energy Conservation Charge	21 kW @ \$0.73000/kW		\$15.33
Environmental Cost Recovery	4,806 kWh @ \$0.00081/kWh		\$3.89
Clean Energy Transition Mechanism	21 kW @ \$1.12000/kW		\$23.52
Storm Surcharge	4,806 kWh @ \$0.00052/kWh		\$2.50
Florida Gross Receipt Tax			\$15.77
Electric Service Cost			\$630.99
State Tax			\$53.32
Total Electric Cost, Local Fees and Taxes			\$684.31



Current Month's Electric Charges \$684.31

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 02/01/2024

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

Meter Read

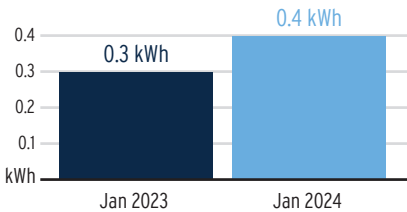
Service Period: 11/30/2023 - 12/29/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	12/29/2023	445		434		11 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	11 kWh @ \$0.08192/kWh		\$0.90
Fuel Charge	11 kWh @ \$0.03843/kWh		\$0.42
Storm Protection Charge	11 kWh @ \$0.00775/kWh		\$0.09
Clean Energy Transition Mechanism	11 kWh @ \$0.00427/kWh		\$0.05
Storm Surcharge	11 kWh @ \$0.00225/kWh		\$0.02
Florida Gross Receipt Tax			\$0.61
Electric Service Cost			\$24.59
State Tax			\$2.08
Total Electric Cost, Local Fees and Taxes			\$26.67

Avg kWh Used Per Day



Current Month's Electric Charges \$26.67

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 02/01/2024

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

Meter Read

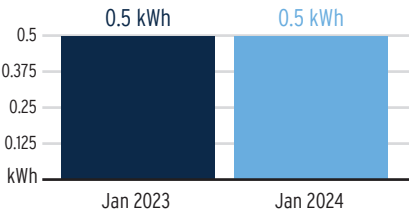
Service Period: 11/30/2023 - 12/29/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	12/29/2023	565		551		14 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	14 kWh @ \$0.08192/kWh		\$1.15
Fuel Charge	14 kWh @ \$0.03843/kWh		\$0.54
Storm Protection Charge	14 kWh @ \$0.00775/kWh		\$0.11
Clean Energy Transition Mechanism	14 kWh @ \$0.00427/kWh		\$0.06
Storm Surcharge	14 kWh @ \$0.00225/kWh		\$0.03
Florida Gross Receipt Tax			\$0.63
Electric Service Cost			\$25.02
State Tax			\$2.11
Total Electric Cost, Local Fees and Taxes			\$27.13

Avg kWh Used Per Day



Current Month's Electric Charges **\$27.13**

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 02/01/2024

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

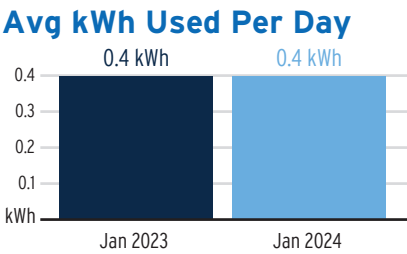
Meter Read

Service Period: 11/30/2023 - 12/29/2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	12/29/2023	522		510		12 kWh	1	30 Days

Charge Details

<div>⚡</div> Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	12 kWh @ \$0.08192/kWh	\$0.98
Fuel Charge	12 kWh @ \$0.03843/kWh	\$0.46
Storm Protection Charge	12 kWh @ \$0.00775/kWh	\$0.09
Clean Energy Transition Mechanism	12 kWh @ \$0.00427/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.00225/kWh	\$0.03
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.73
State Tax		\$2.09
Total Electric Cost, Local Fees and Taxes		\$26.82



Current Month's Electric Charges **\$26.82**

Billing information continues on next page →




Sub-Account #: 221007705355
Statement Date: 02/01/2024

Service Address: WATERSSET CENTRAL CDD 30TH ST, APOLLO BEACH, FL 33572

Service Period: 11/30/2023 - 12/29/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	384 kWh @ \$0.03406/kWh	\$13.08
Fixture & Maintenance Charge	6 Fixtures	\$103.50
Lighting Pole / Wire	6 Poles	\$252.48
Lighting Fuel Charge	384 kWh @ \$0.03806/kWh	\$14.62
Storm Protection Charge	384 kWh @ \$0.03877/kWh	\$14.89
Clean Energy Transition Mechanism	384 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	384 kWh @ \$0.00074/kWh	\$0.28
Florida Gross Receipt Tax		\$1.10
State Tax		\$30.43
Lighting Charges		\$430.52

Current Month's Electric Charges **\$430.52**

Billing information continues on next page ➡



Sub-Account #: 221007764808
Statement Date: 02/01/2024

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

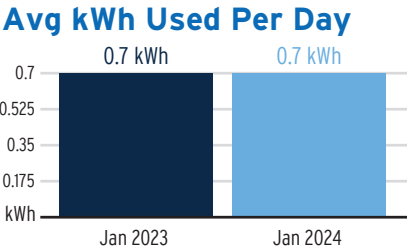
Meter Read

Meter Location: IRRIGATION
Service Period: 11/30/2023 - 12/29/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	12/29/2023	984		962		22 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	22 kWh @ \$0.08192/kWh	\$1.80
	Fuel Charge	22 kWh @ \$0.03843/kWh	\$0.85
	Storm Protection Charge	22 kWh @ \$0.00775/kWh	\$0.17
	Clean Energy Transition Mechanism	22 kWh @ \$0.00427/kWh	\$0.09
	Storm Surcharge	22 kWh @ \$0.00225/kWh	\$0.05
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$26.11
	State Tax		\$2.21
	Total Electric Cost, Local Fees and Taxes		\$28.32



Current Month's Electric Charges \$28.32

Billing information continues on next page ➡



Sub-Account #: 221008097190
Statement Date: 02/01/2024

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

Service Period: 11/30/2023 - 12/29/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	399 kWh @ \$0.03406/kWh	\$13.59
Fixture & Maintenance Charge	21 Fixtures	\$348.81
Lighting Pole / Wire	21 Poles	\$594.72
Lighting Fuel Charge	399 kWh @ \$0.03806/kWh	\$15.19
Storm Protection Charge	399 kWh @ \$0.03877/kWh	\$15.47
Clean Energy Transition Mechanism	399 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	399 kWh @ \$0.00074/kWh	\$0.30
Florida Gross Receipt Tax		\$1.15
Franchise Fee		\$64.80
Municipal Public Service Tax		\$3.60
State Tax		\$80.11

Lighting Charges **\$1,137.88**

Current Month's Electric Charges **\$1,137.88**

Total Current Month's Charges **\$10,358.95**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: February 05, 2024

Amount Due: \$46.20

Due Date: February 26, 2024

Account #: 221008930457

Account Summary

Current Service Period: January 03, 2024 - January 31, 2024

Previous Amount Due	\$44.40
Payment(s) Received Since Last Statement	-\$44.40
Current Month's Charges	\$46.20

Amount Due by February 26, 2024 \$46.20

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

RECEIVED
02.08.24



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your account online.

Get **rebates**
on natural gas
equipment

- Cooking
- Water heating
- Drying
- 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: February 26, 2024



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: \$46.20

Payment Amount: \$ _____

611878024540

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.

6118780245402210089304570000000046201



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: February 05, 2024
Charges Due: February 26, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

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	01/31/2024	0	0	0 CCF	1.040	1.1168	0.0 Therms	29 Days

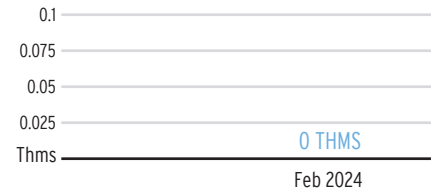
Charge Details

	Natural Gas Charges	
	Customer Charge	\$42.98
	Natural Gas Service Cost	\$42.98
	State Tax	\$3.22
	Total Natural Gas Cost, Local Fees and Taxes	\$46.20

Total Current Month's Charges

\$46.20

Avg THMS Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

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

Waterset Central
Clubhouse Debit Card
For the Month

Limit \$2,500.00
January 2024

02/06/24

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Maintenance & Repairs	Janitorial Supplies	Office Supplies	Misc. Contingency
				001-57200- 4619	001-57200-4647	001-57200- 4707	001-57200- 5101	001-57900- 6409
Date	Vendor Name	Description	Amount					
01/03/24	The Home Depot	Hex-Head Concrete Screw 25 Package	(29.94)		(29.94)			
01/03/24	Amazon	Copy Printer Paper	(39.99)				(39.99)	
01/03/24	Amazon	Window Cleaner Kit	(15.99)	(15.99)				
01/08/24	The UPS Store	Package Shipping	(12.67)					(12.67)
01/10/24	Amazon	Outdoor Ceiling Fan	(289.95)	(289.95)				
01/15/24	Amazon	Prime Subscription	(14.99)					(14.99)
01/19/24	The Home Depot	Tile Adhesive, Scraper, Tile Grouting Sponge	(130.38)		(130.38)			
01/22/24	The UPS Store	Package Shipping	(12.67)					(12.67)
01/22/24	A1 Locksmith	Pool Bathroom Door Unlocked	(148.63)		(148.63)			
01/23/24	Amazon	Binder, Key Chain, Repellent Spray, Aluminum Carabiner	(144.83)	(144.83)				
01/23/24	Amazon	Metal Cable Zip Ties	(9.34)	(9.34)				
01/24/24	The Home Depot	Microfiber Towels, Power Eraser, Disposable Latex Gloves	(98.31)			(98.31)		
01/25/24	Courtesy Lock	Gain Entry, Deadbolts, Make Key	(230.00)		(230.00)			
01/26/24	Amazon	Parking Lot Closed Sign Road	(161.94)					(161.94)
01/26/24	Amazon	No Parking Signs with Stand Corrugated Plastic	(38.99)					(38.99)
01/27/24	A1 Locksmith	Community Pool Bathroom Lever Rekeyed	(239.53)		(239.53)			
	TOTAL	001-10201-168	(1,618.15)	(460.11)	(778.48)	(98.31)	(39.99)	(241.26)

DM Approval: *Ruben Durand*

Date: 02/06/24

Century



How doers
get more done.

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

6951 00061 13526 01/03/24 04:26 PM
SALE CASHIER GERMAINE

092097242203 TAPCON 1/4 <A>
TAPCON 1/4X1-3/4 HEX HEAD, 25 PK.
2014.97 29.94N

	SUBTOTAL	29.94
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$29.94
XXXXXXXXXXXX4993	VISA	
		USD\$ 29.94
AUTH CODE 031266/4612554		TA
Chip Read		
AID A0000000980840		US DEBIT

P.O.#/JOB NAME: WATERSET

6951 01/03/24 04:26 PM



6951 61 13526 01/03/2024 1101

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/02/2024

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 34292 27402
PASSWORD: 24053 27341

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.



Central

Details for Order #112-7376452-9901801

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

Order Placed: January 3, 2024

Amazon.com order number: 112-7376452-9901801

Order Total: \$39.99

Not Yet Shipped

Items Ordered

1 of: *Amazon Basics Multipurpose Copy Printer Paper, 8.5" x 11", 20 lb, 8 Reams, 4000 Sheets, 92 Bright, White*

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Price

\$39.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 4993

Billing address

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

Item(s) Subtotal: \$39.99

Shipping & Handling: \$0.00

Total before tax: \$39.99

Estimated tax to be collected: \$0.00

Grand Total: \$39.99

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

Details for Order #112-9529708-7772241

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

Order Placed: January 3, 2024

Amazon.com order number: 112-9529708-7772241

Order Total: \$15.99

Not Yet Shipped

Items Ordered

Price

1 of: *DSV Standard Window Squeegee, 2-in-1 Window Cleaner with 55" Extension Poles, Window Washing Kit, Glass Door Cleaner, Multi-Use Car Windshield Cleaning Tool with Long Handle for High Outdoor Windows* \$15.99

Sold by: DSV Auto ([seller profile](#))

Supplied by: Other

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 ending in 4993

Item(s) Subtotal: \$15.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$15.99

Estimated tax to be collected: \$0.00

Grand Total: \$15.99

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

The UPS Store #5327
235 APOLLO BEACH BLVD
Apollo Beach, FL 33572-2251
813-645-8330

Water Set
Central

Terminal....: POS5327B
Employee....: 278460

Date.: 1/8/2024
Time.: 12:49 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$12.67
	1 @	\$12.67	
Tax			\$0.00
MMN6VEQRZ4AC			
Tracking Number - 1Z822A3W0333068499			
Subtotal			\$12.67
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$12.67
Cards			\$12.67

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



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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.



<https://bit.ly/theupsstorePRER>
NO PURCHASE NECESSARY. Void where prohibited.
Ends 1/31/24. Must be US resident 18 years or older
to enter. Limit (1) entry per person per month.
For Official Rules visit
www.TheUPSStore.com/surveyrules2023

Need Package Help?

(lost/damaged)

Provide details so we can help:
<https://online.ups.com/tccp>

Details for Order #112-0635370-9159436

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

Order Placed: January 10, 2024

Amazon.com order number: 112-0635370-9159436

Order Total: \$289.95

Not Yet Shipped

Items Ordered

1 of: *Minka-Aire F753-KA, Java Kocoa 54" Outdoor Ceiling Fan with Remote Control*

Price

\$289.95

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

Supplied by: Other

Condition: New

Shipping Address:

Waterset Central

7281 Paradiso Drive

Apollo Beach, FL 33572

United States

Shipping Speed:

Local Express Shipping

Payment information

Payment Method:

Visa ending in 4993

Item(s) Subtotal: \$289.95

Shipping & Handling: \$0.00

Billing address

Waterset Central

7281 Paradiso Drive

Apollo Beach, FL 33572

United States

Total before tax: \$289.95

Estimated tax to be collected: \$0.00

Grand Total: \$289.95

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



Center
**How does
 get more done.**

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

6951 00008 79726 01/19/24 11:16 AM
 SALE CASHIER DAYANA

027541001235 BOTTLE WATER <A>S>
 1/2 LITER WATER 24PK 17.40N
 593.49
 046396010506 ETHES-LOOIL <A>S>
 ETHANOL SHIELD 2.6 OZ. 2-CYCLE OIL 26.82N
 694.47
 037064310011 BENTSCARPR <A>S>
 HUSKY 3 IN. BENT EXTENDABLE SCRAPER 11.98N
 613493010582 SEVINXRTU320Z <A>S>
 SEVIN BUG KILLER RTU32 320Z (LAMBDA) 27.81N
 393.27
 010396070065 SPONGE <A>S>
 PRO SQUARE TILE GROUTING SPONGE 5.46N
 010186771601 THINSET <A>S>
 PREMIX TILE ADHESIVE WHITE 1GAL 25.94N
 813575005009 ANT BLOCK <A>S>
 ANDRO ANT BLOCK 240Z 16.97N

SUBTOTAL 130.38
 SALES TAX 0.00

TAX EXEMPT
 TOTAL \$130.38

XXXXXXXXXX4993 VISA

AUTH CODE 021072/8033981 USD\$ 130.38

Chip Read TA

AID A0000000380840 US DEBIT

P.O.#/JOB NAME: WATERSET

5951 01/19/24 11:16 AM



5951 08 79726 01/19/2024 7090

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
 A 1 90 04/18/2024

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: H69 166692 159749
 PASSWORD: 24069 159741

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.

Central

The UPS Store #5327
235 APOLLO BEACH BLVD
Apollo Beach, FL 33572-2251
813-645-8330

Terminal.....: POS5327A Date.: 1/22/2024
Employee.....: 218425 Time.: 09:14 AM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$12.67
	1	\$12.67	
Tax			\$0.00
MMHN6UEGC6PY4			
Tracking Number - 1Z822A3W0399784430			
Subtotal			\$12.67
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$12.67
Cards			\$12.67

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 4 0 1 2 2 5 3 2 7 A 0 2 8 3 3 6

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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.



<https://bit.ly/theupsstorePRER>

NO PURCHASE NECESSARY. Void where prohibited.
Ends 1/31/24. Must be US resident 18 years or older
to enter. Limit (1) entry per person per month.

For Official Rules visit

www.TheUPSStore.com/surveyrules2023

Need Package Help?

(lost/damaged)

Provide details so we can help:

<https://online.ups.com/tccp>

Central

Receipt for Locksmith Services on 22 January

noreply=viewinvoice.com@notifications.jobboxapp.com
<noreply=viewinvoice.com@notifications.jobboxapp.com>
on behalf of
Locksmith Services <noreply@viewinvoice.com>
Mon 1/22/2024 9:07 PM
To:Katiria Parodi <kparodi@castlegroup.com>

LOCKSMITH SERVICES 01/22/2024 9:06PM

Locksmith Services

786-933-7528

Job Reference #4RBPS

Total Payment

\$148.⁶³

Job Total \$148.63

Service Location

5701 Madrigal Way, Apollo Beach, FL, USA




Billed To

Waterset Central Cdd

Scope of Work

Pool bathroom door unlocked

 card ending in 4993 \$148.63

Signature

signature

I Waterset Central Cdd, approve paying the above amount with my visa ending in 4993 for job reference #4RBPS that was done to my full satisfaction.

Thank you for your business.

HOW WAS YOUR SERVICE?

star star star star star

Select your rating

Payment processed by Jobox

[Unsubscribe](#)

Order Placed: January 23, 2024**Amazon.com order number:** 112-6518272-1673844**Order Total:** \$144.83**Not Yet Shipped****Items Ordered****Price**

1 of: *3 Ring Binder 1 Inch, PANDRI 6 Pack 1-Inch Binder Fits Letter Size 8.5" x 11" Paper, Versatile Binders for Office Home School, 2 Pockets, White*

\$24.99

Sold by: PANDRI Direct ([seller profile](#))

Supplied by: Other

Condition: New

5 of: *Idakekiy Key Chain Quick Release Spring with 4 Key Rings Heavy Duty Car Keychain Organizer for Men and Women (Dark Grey)*

\$9.99

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

Supplied by: Other

Condition: New

2 of: *Natural Armor Spider Killer & Repellent Spray - Powerful Peppermint Formulation Kills & Repels All Types of Spiders and Works Better Than Ultrasonic Gimmicks - 128 fl oz Gallon Ready to Use*

\$29.95

Sold by: Natural Armor LLC ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *Sprookber 3" Aluminum Carabiner D Ring, Caribeener Clips, Spring Snap Hook for Keychain Clip, Set of 10 (Black)*

\$9.99

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

Supplied by: Other

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 ending in 4993

Item(s) Subtotal: \$144.83

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$144.83

Estimated tax to be collected: \$0.00

Grand Total: \$144.83To view the status of your order, return to [Order Summary](#).

Central

Order Placed: January 23, 2024**Amazon.com order number:** 112-6905017-6176209**Order Total: \$9.34**

Not Yet Shipped

Items Ordered

1 of: 12"Metal Cable Zip Ties, 120Pcs Stainless Steel Zip Ties Long, Heavy Duty Self-Locking Strap Ties, Steel Cable Tie, 270Lb Strength for Exhaust Wrap, Garden Ties, pipes, Outdoor UV Resistant Cable Ties

Sold by: Sweet life9702 ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$10.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 4993

Billing address

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

Item(s) Subtotal: \$10.99
Shipping & Handling: \$0.00
Your Coupon Savings: -\$1.65

Total before tax: \$9.34
Estimated tax to be collected: \$0.00

Grand Total: \$9.34

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



get more done.

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

6951 00061 47847 01/24/24 03:08 PM
SALE CASHIER DOUG

071798004945 TOWEL <A>	12.98N
QUICKIE PRO MICROFIBER TOWEL 16PK	
850009924407 HDXEXPWR10PK <A>	8.48N
HDX EXTRA POWER ERASER 10PK	
763583952578 HDX LTX 200C <A>	22.97N
HDX DISPOSABLE LATEX 200CT	
041598001086 SS CLEANER <A>	
WEIMAN SS CLEANER TRIGGER 22 OZ	
6@8.98	53.88N

SUBTOTAL	98.31
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$98.31
-------	---------

XXXXXXXXXXXX4993 VISA

USD\$ 98.31

AUTH CODE 055867/3610529 TA

Chip Read

AID A0000000980840 US DEBIT

P.O.#/JOB NAME: WATERSET

6951 01/24/24 03:08 PM



You have an invoice from COURTESY LOCK AND KEY for \$230.00

COURTESY LOCK AND KEY (via Clover) <noreply@clover.com>

Thu 1/25/2024 4:00 PM

To:Katiria Parodi <kparodi@castlegroup.com>



chant

COURTESY LOCK AND KEY

304 FLAMINGO DR, RUSKIN, FL 33572

8134818869

Due by January 25, 2024

\$230.00

Pay \$230.00

Invoice #ZJTND8WW0KE7W

Created January 25, 2024

Bill to:

[Kparodi@castlegroup.com](mailto:kparodi@castlegroup.com)

Scott Waterset

"5701 Madrigal Apollo Beach FL 33572"

Description:

Gain entry (no key) C1 \$110. deadbolts (4x\$30), make key (rekey)

Subtotal

\$230.00



COURTESY LOCK AND KEY

Central



Payment Received

Hey, S***t

Your payment has been received.

Invoice number
ZJTND8WWOKE7W

 Visa 4993

Total
\$230.00

Total

\$230.00

Pay \$230.00

Secure payments powered by Clover

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COURTESY LOCK AND KEY

Courtesy Lock and Key

304 FLAMINGO DR

RUSKIN, FL 33572

+1 813-481-8869

APOLLOBEACHLOCK.WEBS.COM

Subtotal \$230.00

Total Taxes \$0.00

Total \$ 230 00

PAYMENT ID: MEZ9PTSWMV7A8

[Hide Details](#)

Card: Visa 4993

January 26, 2024

Method: INTERNET TRANSACTION

Auth ID: 013856

Reference ID: 402600500286

Authorizing Network: VISA

DATE
January 26, 2024
9:40 am

VISA

4993

View the Privacy Policies for
[Clover](#)

We appreciate your business

Scott Waterset

Kparodi@castlegroup.com

+1 (906) 280-3527



Final Details for Order #112-2084725-6529859

Print this page for your records.

Order Placed: January 26, 2024
Amazon.com order number: 112-2084725-6529859
Order Total: \$161.94

Shipped on January 26, 2024

Items Ordered	Price
6 of: <i>PARKING LOT CLOSED red 18 in x 24 in Yard Sign Road Sign with Stand, Double Sided</i>	\$26.99
Sold by: Work House Signs (seller profile)	
Supplied by: Other	
Condition: New	

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

Shipping Speed:
Standard Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$161.94
Visa ending in 4993	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$161.94
Waterset Central	Estimated tax to be collected:	\$0.00
7281 Paradiso Drive		-----
Apollo Beach, FL 33572	Grand Total:	\$161.94
United States		
Credit Card transactions	Visa ending in 4993: January 26, 2024:	\$161.94

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

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[Back to top](#)

English

United States

Help



Final Details for Order #112-0130671-6641045

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

Order Placed: January 26, 2024
Amazon.com order number: 112-0130671-6641045
Order Total: \$38.99

Shipped on January 26, 2024

Items Ordered	Price
1 of: <i>Blulu 16 Pcs 12 x 8 Inch No Parking Signs with Stand Corrugated Plastic No Parking Signs with Stakes Double Sided Waterproof Private Property No Parking Sign for Outdoor (White Background, Red Letter)</i>	\$38.99
Sold by: Diabidazzu (seller profile)	
Supplied by: Diabidazzu (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 ending in 4993	Item(s) Subtotal:	\$38.99
	Shipping & Handling:	\$0.00
Billing address Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Total before tax:	\$38.99
	Estimated tax to be collected:	\$0.00
	Grand Total:	\$38.99
Credit Card transactions	Visa ending in 4993: January 26, 2024:	\$38.99

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

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English

United States

Help

Receipt for Locksmith Services on 27 January

Central

noreply=viewinvoice.com@notifications.jobboxapp.com
<noreply=viewinvoice.com@notifications.jobboxapp.com>
on behalf of
Locksmith Services <noreply@viewinvoice.com>
Sat 1/27/2024 1:03 PM
To:Katiria Parodi <kparodi@castlegroup.com>

LOCKSMITH SERVICES

01-27-2024 1:03PM

Locksmith Services

786-933-7528

Job Reference #4RNK10

Total Payment

\$239.⁵³

Job Total

\$239.53

Service Location

7231 Paradiso Dr, Apollo Beach, FL 33572,
United States



Billed To

Waterset Community

Scope of Work

• Community pool bathroom lever rekeyed • 3
locks total • no keys available • 8 key
duplicates • service charge



card ending in 4993

\$239.53

Signature



signature

I Waterset Community , approve paying the above
amount with my visa ending in 4993 for job reference
#4RNK0 that was done to my full satisfaction.

Thank you for your business.

HOW WAS YOUR SERVICE?



star



star



star



star



star

Select your rating

Payment processed by Jobox

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