



Rizzetta & Company

# **Waterset Central Community Development District**

---

**Board of Supervisors' Meeting  
January 9, 2020**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

**[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)**

# **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

Offices of Rizzetta & Company, 9428 Camden Field Parkway, Riverview, FL 33578

<b>District Board of Supervisors</b>	Rick Stevens Aaron Baker Pam Parisi Lynda McMorro Pete Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Justin Croom	Rizzetta & Company, Inc.
<b>District Counsel</b>	Erin McCormick	Erin McCormick Law, PA
<b>District Engineer</b>	Jamie Scarola	Scarola Associates

**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.

January 6, 2020

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

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, January 9, 2020 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the revised agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-02, Amending the Fiscal Year 2019/2020 Budget .....Tab 1
  - C. Consideration of Castle Services Agreement Addendum.....Tab 2
  - C. Consideration of Street Sign Proposal .....Tab 3
- 4. STAFF REPORTS**
  - A. Landscape & Irrigation
    - i. Aquatic Services Update .....Tab 4**
    - ii. Presentation of Field Inspection Report .....Tab 5**
    - ii. Presentation of Irrigation Reports .....Tab 6
    - iii. Ratification of Irrigation Damage Proposal .....Tab 7
    - iv. Consideration of Irrigation Damage Proposal .....Tab 8**
  - B. District Counsel
  - C. District Engineer
  - D. Clubhouse Manager
    - i. Presentation of Management Report .....Tab 9
  - E. District Manager
- 5. BUSINESS ADMINISTRATION**
  - i. Consideration of Minutes of Board of Supervisors' Meeting held on November 14, 2019 .....Tab 10
  - ii. Consideration of Operations & Maintenance Expenditures for November 2019.....Tab 11
- 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,

*Justin Croom*

Justin Croom  
Regional District Manager

## RESOLUTION 2020 -02

**AMENDING PREVIOUSLY ADOPTED RESOLUTION 2019-06, THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), WHICH RELATES TO THE ANNUAL APPROPRIATIONS AND ADOPTED THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.**

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

**WHEREAS**, the Board of Supervisors ("Board") approved Resolution 2019-06, the annual appropriation resolution of the District, and adopted the budget for the Fiscal Year, beginning October 1, 2019 and ending September 30, 2020 (the "FY 2019-2020 Budget"); and

**WHEREAS**, the Board desires to reallocate certain projected line item expenditures within the FY 2019-2020 Budget for the General Fund, while retaining the same total expenditures within the FY 2019-2020 Budget for the General Fund.

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

### **SECTION 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's proposed Amended Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as reflected in the Amended FY 2019-2020 Budget, attached hereto as Exhibit "A".
- b. That the Amended FY 2019-2020 Budget, reflecting the revised line item projected expenditures for the General Fund, is hereby adopted; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and

expenditures for Fiscal Year 2018-2019 and/or revised projections for Fiscal Year 2019-2020.

- c. That the Amended FY 2019-2020 Budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Amended Budget for Waterset Central Community Development District for the Fiscal Year Ending September 30, 2020, as adopted by the Board of Supervisors on August 8, 2019, and as amended on January 14, 2020.
- d. The final adopted and Amended FY 2019-2020 Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

**SECTION 2. Resolution 2019-06 To Remain in Effect.**

Except for the amendment of the FY 2019-2020 Budget to reflect the revised line item projected expenditures for the General Fund, as set forth herein, all other provisions of Resolution 2019-06 shall remain in effect and unchanged.

Introduced, considered favorably, and adopted this 14th day of January, 2020.

ATTEST:

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Exhibit A: Budget Fiscal Year 2019-2020

**EXHIBIT A**  
Amended Budget Fiscal Year 2019-2020

**Ameded Budget  
Waterset Central Community Development District  
General Fund  
Fiscal Year 2019/2020**

Chart of Accounts Classification	Budget for 2019/2020
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 516,824
Off Roll*	\$ 258,176
<b>TOTAL REVENUES</b>	<b>\$ 775,000</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 775,000</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 2,400
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 20,533
District Engineer	\$ 3,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 5,000
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 4,500
Accounting Services	\$ 18,100
Auditing Services	\$ 3,500
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 2,475
Legal Advertising	\$ 5,000
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 5,000
Website Hosting, Maintenance, Backup (and Email)	\$ 5,000
Legal Counsel	
District Counsel	\$ 30,000
<b>Administrative Subtotal</b>	<b>\$ 119,683</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Security Operations	
Security Services and Patrols	\$ 20,000
Electric Utility Services	
Utility Services	\$ 15,000
Street Lights	\$ 50,000
Utility - Recreation Facilities	\$ 15,000
Gas Utility Services	
Utility - Recreation Facilities	\$ 10,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 2,000
Water-Sewer Combination Services	
Utility Services	\$ 10,000
Utility - Reclaimed	\$ 2,500
Stormwater Control	
Aquatic Maintenance	\$ 10,000
Lake/Pond Bank Maintenance	\$ 2,500
Wetland Monitoring & Maintenance	\$ 5,000
Mitigation Area Monitoring & Maintenance	\$ 2,500
Aquatic Plant Replacement	\$ 5,000

**Ameded Budget  
Waterset Central Community Development District  
General Fund  
Fiscal Year 2019/2020**

Chart of Accounts Classification	Budget for 2019/2020
Other Physical Environment	
General Liability Insurance	\$ 3,025
Property Insurance	\$ 15,000
Landscape Maintenance	\$ 125,000
Holiday Decorations	\$ 5,000
Irrigation Repairs	\$ 5,000
Landscape - Mulch	\$ 15,000
Landscape Replacement Plants, Shrubs, Trees	\$ 2,500
Field Services	\$ 8,400
Fire Ant Treatment	\$ 2,500
Road & Street Facilities	
Sidewalk Repair & Maintenance	\$ 500
Street Sign Repair & Replacement	\$ 3,000
Parks & Recreation	
Management Contract	\$ 155,602
Pool Permits	\$ 1,000
Facility Supplies	\$ 5,000
Vehicle Maintenance	\$ 15,000
Pest Control	\$ 3,000
Equipment Lease	\$ 16,000
Computer Support, Maintenance & Repair	\$ 750
Fitness Equipment Maintenance & Repairs	\$ 2,500
Clubhouse - Facility Janitorial Service	\$ -
Clubhouse - Facility Janitorial Supplies	\$ 3,000
Pool Service Contract	\$ 22,200
Pool Repairs	\$ 5,000
Security System Monitoring & Maintenance	\$ 3,500
Facility A/C & Heating Maintenance & Repair	\$ 5,000
Maintenance & Repairs	\$ 5,000
Telephone Fax, Internet	\$ 7,500
Office Supplies	\$ 2,500
Playground Equipment and Maintenance	\$ 1,000
Athletic/Park Court/Field Repairs	\$ 500
Access Control Maintenance & Repair	\$ 1,500
Trail/Bike Path Maintenance	\$ 1,500
Tennis Court Maintenance & Supplies	\$ 1,500
Basketball Court Maintenance & Supplies	\$ 500
Contingency	
Miscellaneous Contingency	\$ 61,840
<b>Field Operations Subtotal</b>	<b>\$ 655,317</b>
<b>Contingency for County TRIM Notice</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 775,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 0</b>



Amended Budget  
Waterret Central Community Development District  
Reserve Fund  
Fiscal Year 2019/2020

Chart of Accounts Classification	Budget for 2019/2020
<b>REVENUES</b>	
Special Assessments	
"Tax Fee"	\$ 25,000
"Of Fee"	\$ -
Interest Earnings	\$ -
Unrealized Gains	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 25,000</b>
<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 25,000</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserve	\$ 25,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 25,000</b>
<b>EXCESS OF REVENUES OVER</b>	<b>\$ -</b>

15562.9

6

4180



*Unparalleled Property Services*

**CONTRACT AMENDMENT**

\_\_\_\_\_, 2020

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT** and **CASTLE MANAGEMENT LLC** entered into a Clubhouse Management Agreement dated July 1<sup>st</sup>, 2018 and;

**WHEREAS** the parties to the Agreement wish to further amend the Agreement on the terms and conditions set forth below;

**NOW THEREFORE**, in consideration of the mutual covenants, agreements, representations and warranties set forth herein and in the Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties agree to further amend the Agreement effective January 1, 2020 as follows:

1. EXHIBITS B-1 and B-2 of the Clubhouse Management Agreement are hereby replaced with the attached Exhibits.
2. All other terms and conditions remain the same.

IN WITNESS HEREOF, the parties have executed this amendment as of the \_\_\_\_ day of January, 2020.

**CASTLE MANAGEMENT LLC**, a Florida Limited Liability Company

By: \_\_\_\_\_  
Mr. Craig Vaughan  
President

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## EXHIBIT B-1

### Staff

- One (1) full time Community Director (*District is responsible for 8 hours per week/ 2 weeks' vacation/health insurance/6 personal days*)\*
- One (1) full time Lifestyle Assistant (*District is responsible for 20 hours per week/ 1 week vacation/health insurance/6 personal days*)\*
- One (1) part-time Beach Club/Gathering Room Attendant (*hours will be as needed*)
- One (1) full time Maintenance Technician (*District is responsible for 8 hours per week/ 1 week vacation/health insurance/6 personal days*)
- One (1) full time Maintenance/Janitorial (*District is responsible for 16 hours per week/ 1 week vacation/health insurance/6 personal days*)
- One (1) full time Janitor (*District is responsible for 16 hours per week/ 1 week vacation/health insurance/6 personal days*)
- Two (2) part time Pool Attendants

***\*The Community Director position is shared with the HOA and Waterset North CDD. The Lifestyle Assistant, Maintenance and Maintenance/Janitor positions are shared with Waterset North CDD. The District will be invoiced the pro-rata amount for the cost of providing the benefits set out above.***

Community Director, Lifestyle Assistant, and Beach Club/Gathering Room Attendant will be billed at salary cost plus 26%. All other positions will be billed at salary cost plus 36%. The 26%/36% carrying charge includes worker's compensation, 401K plan with matching under the safe harbor plan rules, federal taxes, social security, and unemployment insurance. The personnel charge may be increased as of the effective date of any increase in federal taxes, social security, unemployment insurance and workers compensation insurance rates as defined by NCCI.

The Management Agent provides a Group Health Insurance Plan for the full-time employees noted above. To the extent any employee listed above is a full-time employee of the Contractor (regardless of the number of hours they work pursuant to this agreement), the District will be invoiced for its pro-rata share of the portion of the health insurance premium (single person coverage) not paid directly by the employee. The cost of single person coverage at this time is four hundred and fifteen dollars (\$415) per month. The amount adjusts on the anniversary date of the plan

EXHIBIT B-2

EXHIBIT B-2

Waterset Central Staffing						
	Hourly		Current	Burden	Total	CDD Central
Position	Rate	Hours	Salary	36% (26%)	Rate	2019-2020 Total
Community Director (26%)	33.65	2080	\$70,000.32	\$8.75	\$42.40	\$17,640.08
Assistant Clubhouse Manager /Lifestyle (26%)	20	2080	\$41,600.00	\$5.20	\$25.20	\$27,072.86
Beach Club Assist/Gathering	13	2080	\$27,040.00	\$4.68	\$17.68	\$36,774.40
Maintenance	14	2080	\$29,120.00	\$5.04	\$19.04	\$7,920.64
Main/ Jan Split	13	2080	\$27,040.00	\$4.68	\$17.68	\$14,709.76
Janitorial	13	2080	\$27,040.00	\$4.68	\$17.68	\$14,709.76
Central Pool Monitors	10	2704	\$27,040.00	\$3.60	\$13.60	\$36,774.40
<b>CCDD Total</b>						\$155,601.90



**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, November 14, 2019 at 9:00 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Amanda King	<b>Board Supervisor, Chairman</b>
Aaron Baker	<b>Board Supervisor, Vice Chairman</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>
Lynda McMorrow	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>Regional DM; Rizzetta &amp; Company, Inc. (via phone)</b>
Brian Kimble	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Justin Croom	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel; Erin McCormick Law</b>
Chuck Schulze	<b>Clubhouse Manager</b>
Gail Huff	<b>Ballenger &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present at this time.

**THIRD ORDER OF BUSINESS**

**Board Supervisor Resignation**

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board approved Rick Stevens' Resignation of the Board, for the Waterset Central Community Development District.
---

47 **FOURTH ORDER OF BUSINESS** **Appointment of Board Supervisor**  
48

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved Amanda King as the new Board Supervisor, for the Waterset Central Community Development District.

49  
50 **FIFTH ORDER OF BUSINESS** **Administration of Oath of Office**  
51

52 Mr. Kimble administered the Oath of Office to Amanda King.  
53

54 **SIXTH ORDER OF BUSINESS** **Resolution 2020-01, Re-Designating**  
55 **Officers of the District**  
56

57 Mr. Kimble presented Resolution 2020-01 to the Board for consideration.  
58

On a Motion by Mr. Baker, seconded by Ms. McMorrow, with all in favor, the Board adopted Resolution 2020-01, which will re-designate Officers of the District, for the Waterset Central Community Development District.

59  
60 **SEVENTH ORDER OF BUSINESS** **Consideration of Amended**  
61 **Budget for Fiscal Year 2019-2020**  
62

63 Mr. Kimble presented the amended budget for FY 2019-2020 to the Board for  
64 consideration.  
65

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board approved the amended budget for FY 2019-2020, for the Waterset Central Community Development District.

66  
67 **EIGHTH ORDER OF BUSINESS** **Consideration of Heidt Design**  
68 **Proposals**  
69

70 Mr. Kimble presented two proposals from Heidt Design to the Board for consideration.  
71

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the proposals from Heidt Design for CDD Capital Improvements and CDD General O&M, for the Waterset Central Community Development District.

72  
73 **NINTH ORDER OF BUSINESS** **Staff Reports**  
74

75 **A. Landscape & Irrigation**  
76

77 **i. Aquatic Services Update**  
78

79 A follow-up was requested regarding pond #17. A discussion ensued  
80 regarding concerns of erosion due to no plants being present.  
81

82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102

**ii. Presentation of Field Inspection Report**

Mr. Toborg updated the Board and answered general questions. Brief discussion ensued. Mr. Toborg will follow up in regard to the dead magnolia and oak tree that are under warranty.

**iii. Consideration of Landscape Proposals**

The Board tabled the landscape proposals at this time.

**iv. Presentation of Irrigation Report**

Ms. Huff updated the Board on the irrigation report.

*(Ms. Huff left at 9:36 a.m.)*

**B. District Counsel**

Ms. McCormick provided an update to the Board and answered general questions.

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board approved the proposal from ChemDry for furniture & upholstery cleaning, for the Waterset Central Community Development District.

103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124

**C. District Engineer**

Not present. No report was provided.

**D. Clubhouse Manager**

**i. Presentation of Management Report**

Mr. Schulze provided an update to the Board. Ms. King will follow up with Castle Group regarding the amendment of the amount/hours of current budget year.

**E. District Manager**

Mr. Kimble informed the Board that the next regular meeting will take place on Thursday, December 12, 2019 at 9:00 AM.

**TENTH ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Regular  
Meeting held on October 10, 2019**

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the minutes of Board of Supervisors' regular meeting held on October 10, 2019, for the Waterset Central Community Development District.



125 **ELEVENTH ORDER OF BUSINESS** **Consideration of Operations &**  
126 **Maintenance Expenditures for**  
127 **October 2019**  
128

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board ratified the Operations & Maintenance Expenditures for October 2019 in the amount of \$82,679.23, for the Waterset Central Community Development District.

129  
130 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**

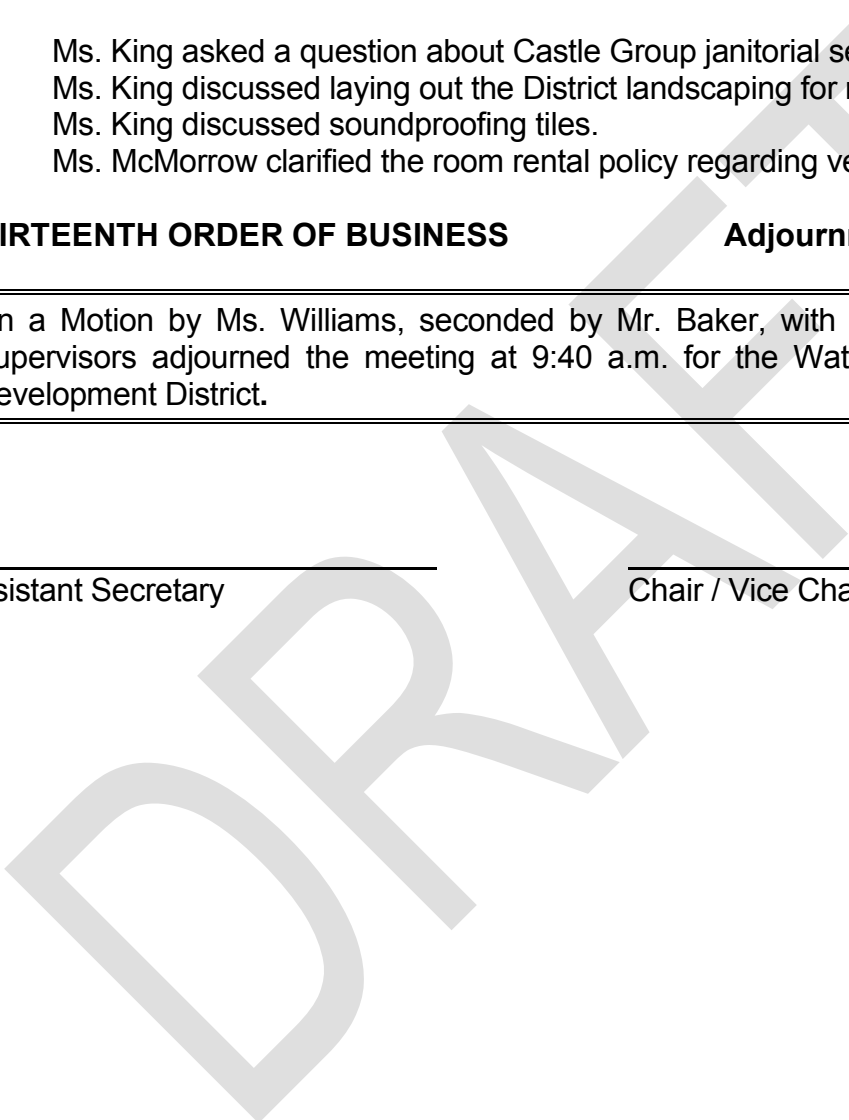
131  
132 Ms. King asked a question about Castle Group janitorial services.  
133 Ms. King discussed laying out the District landscaping for meetings.  
134 Ms. King discussed soundproofing tiles.  
135 Ms. McMorrow clarified the room rental policy regarding vendors.  
136

137 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

138  

On a Motion by Ms. Williams, seconded by Mr. Baker, with all in favor, the Board of Supervisors adjourned the meeting at 9:40 a.m. for the Waterset Central Community Development District.

139  
140  
141  
142 \_\_\_\_\_  
143 Assistant Secretary Chair / Vice Chair



# Wataset Central Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Operations and Maintenance Expenditures November 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2019 through November 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,872.65**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alvarez Plumbing and Air Conditioning	001455	5206-2416	Service Call - Repair Leak Men's Restroom 09/19	\$ 184.13
Alvarez Plumbing and Air Conditioning	001455	5206-2922	Service Call - Repair Kitchen Sink Pressure 09/19	\$ 233.88
Aquatic Systems, Inc.	001456	0000460756	Monthly Lake & Wetland Service 11/19	\$ 2,172.00
Ballenger & Company, Inc.	001446	19355	Extras - Irrigation Maintenance 10/19	\$ 75.00
Ballenger & Company, Inc.	001446	19382	Irrigation Maintenance 10/19	\$ 2,530.00
Carol Shaw	001467	111519-Shaw	Rental Deposit Refund	\$ 200.00
Castle Management, LLC	001458	INS-1019-202	Insurance Reimbursement 10/19	\$ 280.13
Castle Management, LLC	001447	PREIM10-25-19-222	Payroll Pay Period 10/05/19-10/18/19	\$ 2,445.41
Chem-Dry of Hillsborough County	001448	2653	Deep Clean Clubhouse 10/19	\$ 1,081.08
Department of Economic Opportunity	001459	74710	Special District Fee FY 19/20	\$ 175.00
Erin McCormick Law, PA	001449	10374	General Legal Services 10/19	\$ 2,044.00
F Peter Williams	001469	PW111419	Board of Supervisors Meeting 11/14/19	\$ 200.00

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
FitRev	001460	19775	Quarterly Maintenance 11/19	\$ 340.00
Florida Natural Gas	001450	310513ES	7281 Paradiso Drive Pool Heaters 10/19	\$ 71.40
Frontier	001471	813-741-0603-061118-5 11/19	Fios Internet 11/19	\$ 502.00
General Electric Appliances	001461	33-337431	Repair Freezer Door Handle 10/19	\$ 215.45
Heidt Design, LLC	001451	35427	Engineering Services 10/19	\$ 270.00
Kaytronia Brown	001457	092519-Brown	Rental Cancellation	\$ 400.00
Kevin Phillips	001466	111319-Phillips	Rental Deposit Refund	\$ 200.00
Landscape Maintenance Professionals, Inc.	001462	147849	Monthly Ground Maintenance 11/19	\$ 13,031.20
Landscape Maintenance Professionals, Inc.	001462	148103	Fertilize Augustine, Bahia, Bermuda, Ornamental, Palm 10/19	\$ 4,168.00
Landscape Maintenance Professionals, Inc.	001462	148104	Pest Control 10/19	\$ 550.00
Municipal Asset Management, Inc.	001443	0617476	Lease Payment on Fitness Equipment 10/19	\$ 1,323.91
Nvirotect Pest Control Services	001464	188751	Monthly Pest Control #12545 10/19	\$ 185.00

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nvirotect Pest Control Services	001464	191191	Monthly Pest Control #12545 11/19	\$ 185.00
OnSight Industries LLC	001465	006-19-260145D	50% Deposit - Street Signage 11/19	\$ 736.55
Republic Services	001444	0696-00834454	(1) Waste & (1) Recycle Container Service 11/19	\$ 204.27
Rizzetta & Company, Inc.	001452	INV0000044425	District Management Fees 11/19	\$ 4,569.41
Rizzetta Technology Services	001453	INV0000004830	Email & Website Hosting Services 11/19	\$ 175.00
Ruben Lopez	001463	111319-Lopez	Rental Deposit Refund	\$ 200.00
SNM Lawn and Landscape Services	001470	5950	50% Deposit - Holiday Lighting 11/19	\$ 683.00
Suncoast Pool Service	001468	5771	Swimming Pool Service 11/19	\$ 1,850.00
TECO	001454	Summary Bill 10/19	Summary Bill 10/19	\$ 6,126.91
Waterset Central CDD	CD016	CD016	Debit Card Replenishment	<u>\$ 264.92</u>
Report Total				<u>\$ 47,872.65</u>