



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
May 13, 2021**

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

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

| | | |
|--------------------------------------|--|--|
| District Board of Supervisors | Amanda King Aaron Baker Larry Woster Lynda McMorro Pete Williams | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| Interim District Manager | Jerry Whited | Rizzetta & Company, Inc. |
| District Counsel | Erin McCormick | Erin McCormick Law, PA |
| District Engineer | Tim Plate | Height Design LLC |

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

May 5, 2021

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday May 13, 2021 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Presentation of Fiscal Year 2021-2022 Budget.....USC
 - i.** Consideration of Resolution 2021-08, Approving Proposed Budget and setting the PH date for Final BudgetTab 1
 - B.** Consideration of Water Quality Testing Proposals.....Tab 2
 - C.** Consideration of Resolution 2021-09, Designating Assistant Secretary.....Tab 3
- 4. STAFF REPORTS**
 - A.** Landscape & Irrigation
 - i.** Presentation of Waterway Inspection Report.....Tab 4
 - ii.** Presentation of Irrigation Report.....Tab 5
 - iii.** Presentation of Field Inspection ReportTab 6
 - B.** District Counsel
 - C.** District Engineer
 - D.** Clubhouse Manager
 - i.** Presentation of Management Report.....Tab 7
 - ii.** Discussion Regarding Amenity SecurityTab 8
 - E.** District Manager
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on March 11, 2021.....Tab 9
 - B.** Ratification of Operations & Maintenance Expenditures for February 2021 & March 2021Tab 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,

Jerry Whited

Waterset Central Community Development District

Jerry Whited
District Manager

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterset Central Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 12, 2021

HOUR: 9:00 a.m.

LOCATION: Offices of Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2021.

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____

Its: _____

RESOLUTION 2021-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Jerry Whited is appointed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

PASSED AND ADOPTED THIS 13th DAY OF May, 2021.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Chair / Vice Chair

ATTEST:

Assistant Secretary

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, March 11, 2021 at 9:02 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

| | |
|---------------|--|
| Amanda King | Board Supervisor, Chairman |
| Lennie Woster | Board Supervisor, Assistant Secretary |
| Pete Williams | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|----------------|--|
| Greg Cox | District Manager; Rizzetta & Company, Inc. |
| John Toborg | Field Service Manager; Rizzetta & Company, Inc. |
| Erin McCormick | District Counsel |
| Gail Huff | Ballenger Irrigation |
| Gabby Davis | Castle Management |
| Paula Means | LMP |

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board received audience comments from Ms. Melissa Worley who attended to discuss the pool construction at her property after receiving a cease-and-desist notice. The Board directed the resident and district management to convey to the pool vendor to have the dirt and the drainage pipe removed asap and to return the pond shoreline grade to the original grade and sod the areas where damage was created. Moving forward access to the property will be restricted to the sides in-between the home

47 **THIRD ORDER OF BUSINESS** **Presentation of Field Inspection**
48 **Report**
49

50 The Board received a landscaping update from Paula Means with LMP who shared that that
51 the Crepe Myrtles & Ornamental grasses will be completed by Tuesday and that the Palm
52 maintenance throughout central has been completed. The Board commented that overspray
53 has been an issue effecting several plant species in different areas along Waterset Blvd and
54 elsewhere in the community. LMP to inspect and reconcile if that's the case and report to
55 John

56
57 The Board reviewed the field inspection report prepared by John Toborg. There was
58 brief discussion about a magnolia tree that was previously planted without approval in a
59 restricted area by a resident. It was concluded the tree had since been removed.

60
61 **FOURTH ORDER OF BUSINESS** **Presentation of Irrigation Report**
62

63 The Board received an irrigation update from Gail Huff from Ballenger Irrigation who
64 commented there has been some damage to the irrigation lines on the West side of
65 Waterset Blvd by the county. The Board directed Ms. Huff to send Mr. Lenny Woster
66 information about the damage so he can forward this to the county project manager. LMP
67 to provide estimate for the landscape repairs

68
69 **FIFTH ORDER OF BUSINESS** **Consideration of Sensor Replacement**
70 **Proposal**
71

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved for the Waterset Central Community Development District.

72
73 **SIXTH ORDER OF BUSINESS** **Selection of Audit Committee and**
74 **Setting the First Audit Committee**
75

76 The Board discussed the 1st Audit committee meeting and set the Date for April 8th 2021 at
77 9:00 a.m. to take place at the offices of Rizzetta & Company, located at 9428 Camden Field
78 Parkway, Riverview FL, 33578.

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the selection of the board members as the audit committee for the Waterset Central Community Development District.

80
81 **SEVENTH ORDER OF BUSINESS** **Consideration of HVAC Prevention**
82 **Maintenance Agreement**
83

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the HVAC Preventative maintenance agreement from Payne at an annual cost of \$1,584.00 for the Waterset Central Community Development District.

84
85 **EIGHTH ORDER OF BUSINESS** **Public Hearing on Proposed Rule for**
86 **Replacement Access Badges**
87

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board opened the public hearing to discuss charging a \$10 replacement fee for lost amenity access badges for the Waterset Central Community Development District.

88
89 No audience was present to give comments for the public hearing
90

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board closed the public hearing on the proposed rule for replacement access badges for the Waterset Central Community Development District.

91
92 **1. Consideration of Resolution 2021-06, Adopting a Fee for Replacement**
93 **Access Badges**
94

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board Adopted Resolution 2021-06 for the Waterset Central Community Development District.

95
96 **NINTH ORDER OF BUSINESS** **Public Hearing on Proposed Rule for**
97 **User Fees Regarding Approved**
98 **Service Providers**
99

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board opened the public hearing to discuss the proposed rule to allow service providers approved by the district to use district facilities in exchange for 10% of gross fees paid by customers to the service providers to go to the district for the Waterset Central Community Development District.

100
101 No audience was present to give comments for the public hearing
102

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board closed the public hearing on proposed rule for user fees regarding approved service providers for the Waterset Central Community Development District.

103
104
105 **1. Consideration of Resolution 2021-07, Adopting User Fee for Approved**
106 **Service Providers to Use District Facilities**
107

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board Adopted Resolution 2021-07 for the Waterset Central Community Development District.

108
109

110 **TENTH ORDER OF BUSINESS** **Ratification of Construction Contract**
111

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved to ratify the construction contract with David Harvey El Co to install 6 lights and light poles at the Waterset Club Volleyball Court for the Waterset Central Community Development District.

112 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**
113

114 **A. Landscape & Irrigation**
115

116 **i. Presentation of Waterway Inspection Report**
117

118 The Board reviewed the Waterway Inspection Report prepared by Peter Simoes, with
119 Solitude.
120

121 **B. District Counsel**
122

123 **i. Presentation of E-Verify Memo**
124

125 The Board received the district counsel update form Ms. Erin McCormick who presented
126 the E-verify memorandum and explained the new E-verify requirements.
127
128

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved enrolling the district in the E-verify process and database for the Waterset Central Community Development District.

129 **ii. Discussion Regarding Budget Issues**
130

131 Ms. McCormick brought up the topic of the interlocal agreement for cost share between
132 Waterset North and Waterset Central districts and a discussion ensued. Ms. King confirmed
133 that all lots have now been platted in the Central district. The Board directed district
134 management to have Scott Brizendine prepare a new cost share analysis with the new plot
135 information to be discussed further at the next meeting.
136

137 Ms. McCormick made comments about the agreements that the North and Central districts
138 have with Castle Group. Central agreement ends June 2022 and the Board directed district
139 management and counsel to amend the agreement with the North district to have them end
140 on the same day
141

142 **C. District Engineer**
143

144 Not present. No report.
145
146
147
148

181 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

182

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 10:11 p.m. for the Waterset Central Community Development District.

183

184

185

186

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 February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,403.89**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary



Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------|---------------------|-----------------------|--|-----------------------|
| Ballenger & Company, Inc. | 001892 | 21017 | Irrigation Maintenance 01/21 | \$ 4,025.00 |
| BOCC | 001893 | 7687161865 01/21 | Summary 01/21 | \$ 1,304.37 |
| Castle Management, LLC | 001904 | INS-0121-260 | Insurance Reimbursement 01/21 | \$ 558.00 |
| Castle Management, LLC | 001904 | PREIM01-15-21-263 | Payroll Pay Period 12/26/20-01/08/21 | \$ 4,092.34 |
| Castle Management, LLC | 001904 | PREIM01-29-21-265 | Payroll Pay Period 01/09/21-01/22/21 | \$ 4,210.56 |
| Erin McCormick Law, PA | 001894 | 10484 | General Legal Services 01/21 | \$ 4,560.37 |
| FitRev | 001896 | 22534 | Quarterly Maintenance 02/21 | \$ 340.00 |
| FitRev | 001899 | 22634 | Service Call - Fitness Equipment 02/21 | \$ 125.00 |
| Florida Natural Gas | 001905 | 422080ES | 7281 Paradiso Drive Pool Heaters 12/20 | \$ 788.87 |
| HIVE LLC | 001897 | 1863104 | Service Call - Alarm 02/21 | \$ 196.33 |
| Jennifer Antoinette | 001891 | 013021-Antoinette | Rental Deposit Refund | \$ 200.00 |
| Kayla Brunais | 001898 | 021021-Brunais | Rental Cancellation | \$ 480.00 |

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|---|-----------------------|
| Khajesta Falah | 001895 | 122220-Falah | Rental Deposit Refund | \$ 140.00 |
| Landscape Maintenance Professionals, Inc. | 001906 | 157804 | Monthly Ground Maintenance 02/21 | \$ 19,291.28 |
| Landscape Maintenance Professionals, Inc. | 001906 | 157948 | Pest Control 01/21 | \$ 662.00 |
| Municipal Asset Management, Inc. | 001886 | 0618010 | Lease Payment on Fitness Equipment 01/21 | \$ 1,323.91 |
| Nvirotect Pest Control Services | 001900 | 227530 | Monthly Pest Control #12545 02/21 | \$ 185.00 |
| Nvirotect Pest Control Services | 001900 | 228154 | Additional Service - Pest Control 02/21 | \$ 135.00 |
| Republic Services | 001887 | 0696-000925598 | (1) Waste & (1) Recycle Container Service 02/21 | \$ 290.67 |
| Rizzetta & Company, Inc. | 001888 | INV0000055963 | District Management Fees 02/21 | \$ 4,688.50 |
| Rizzetta Technology Services | 001889 | INV0000006762 | Email & Website Hosting Services 02/21 | \$ 175.00 |
| Solitude Lake Management, LLC | 001908 | PI-A00547760 | Monthly Lake & Wetland Service 02/21 | \$ 2,577.00 |
| Suncoast Pool Service | 001909 | 6991 | Monthly Pool Service 02/21 | \$ 1,850.00 |
| TECO | 001903 | 211019514606 01/21 | 6350 Camino Dr. - Irrigation 01/21 | \$ 20.64 |

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------|---------------------|-----------------------|---|-----------------------|
| TECO | 001903 | 221007928999 01/21 | 5701 Waterset Blvd. 01/21 | \$ 36.41 |
| TECO | 001901 | 221007962220 01/21 | Waterset Blvd. - Streetlights 01/21 | \$ 1,197.78 |
| TECO | 001903 | Summary Bill 01/21 | Summary Bill 01/21 | \$ 2,702.66 |
| Times Publishing Company | 001910 | 139818 02/07/21 | Legal Advertising Account #173492 02/21 | \$ 303.52 |
| Times Publishing Company | 001910 | 139823 02/07/21 | Legal Advertising Account #173492 02/21 | \$ 340.96 |
| Waterset Central CDD | CD033 | CD033 | Debit Card Replenishment | \$ 602.72 |
| Report Total | | | | <u>\$ 57,403.89</u> |

Wataset Central Community Development District

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

Operations and Maintenance Expenditures March 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$76,483.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------|---------------------|-----------------------|---------------------------------------|-----------------------|
| Accurate Electronics Inc | 001939 | 101633 | Service Call - Pool Gate 03/21 | \$ 506.49 |
| Ballenger & Company, Inc. | 001919 | 21057 | Irrigation Maintenance 02/21 | \$ 4,025.00 |
| Bradley House | 001932 | 032021-House | Rental Deposit Refund | \$ 200.00 |
| Castle Management, LLC | 001927 | INS-0221-240 | Insurance Reimbursement 02/21 | \$ 558.00 |
| Castle Management, LLC | 001931 | MISC-0221-039 | Janitorial Service 11/20-02/21 | \$ 4,380.00 |
| Castle Management, LLC | 001921 | PREIM02-12-21-268 | Payroll Pay Period 01/23/21-02/05/21 | \$ 4,977.49 |
| Castle Management, LLC | 001927 | PREIM02-26-21-267 | Payroll Pay Period 02/06/21-02/19/21 | \$ 4,338.07 |
| Dalal Hamdallah | 001928 | 031021-Hamdallah | Extended Time Rental Refund | \$ 30.00 |
| David Shields | 001935 | 031621-Shields | Rental Cancellation | \$ 400.00 |
| Erin McCormick Law, PA | 001922 | 10490 | General Legal Services 02/21 | \$ 2,625.16 |
| Erin McCormick Law, PA | 001941 | 10495 | General Legal Services 03/21 | \$ 2,865.16 |
| F Peter Williams | 001930 | PW021121 | Board of Supervisors Meeting 02/11/21 | \$ 200.00 |

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|-----------------------|---|----------------|
| F Peter Williams | 001930 | PW031121 | Board of Supervisors Meeting 03/11/21 | \$ 200.00 |
| Fabiana Torrecilha | 001944 | 032521-Torrecilha | Rental Deposit Refund | \$ 200.00 |
| Frontier | 20210318-1 | 813-741-0603-061118-5 | Fios Internet 02/21 | \$ 461.56 |
| Frontier | 20210318-1 | 813-741-0603-061118-5 | Fios Internet 03/21 | \$ 481.42 |
| Jeanette Brito | 001911 | 022321-Brito | Rental Deposit Refund | \$ 100.00 |
| Karl J. Koudelka | 001926 | 4011211 | Access Cards 11/20 | \$ 323.93 |
| Karl J. Koudelka | 001920 | 4012378 | Access Cards 12/20 | \$ 319.03 |
| Karl J. Koudelka | 001940 | 4103155 | Access Cards 03/21 | \$ 324.08 |
| Landscape Maintenance Professionals, Inc. | 001933 | 158423 | Monthly Ground Maintenance 03/21 | \$ 19,291.28 |
| Landscape Maintenance Professionals, Inc. | 001933 | 158565 | Fertilize Augustine, Bahia, Bermuda 02/21 | \$ 4,933.00 |
| Landscape Maintenance Professionals, Inc. | 001933 | 158566 | Pest Control 02/21 | \$ 657.00 |
| Landscape Maintenance Professionals, Inc. | 001933 | 158724 | Trim Holly - Tennis Courts 03/21 | \$ 191.75 |

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------------|---------------------|-----------------------|---|-----------------------|
| Leigh Ann Wilhelmsen | 001918 | 022521-Wilhelmsen | Rental Deposit Refund | \$ 200.00 |
| Municipal Asset Management, Inc. | 001929 | 0618037 | Lease Payment on Fitness Equipment 02/21 | \$ 1,323.91 |
| Municipal Asset Management, Inc. | 001942 | 0618069 | Lease Payment on Fitness Equipment 03/21 | \$ 1,323.91 |
| Nvirotect Pest Control Services | 001934 | 229785 | Monthly Pest Control #12545 03/21 | \$ 185.00 |
| Nvirotect Pest Control Services | 001934 | 230372 | Additional Service - Pest Control 03/21 | \$ 135.00 |
| Payne Air Conditioning & Heating Inc | 001923 | C27089 | Preventative Maintenance 03/21 | \$ 396.00 |
| RB Owens Electric Inc. | 001912 | 20203210 | Service Call - Troubleshoot Simon Says 11/20 | \$ 166.50 |
| RB Owens Electric Inc. | 001912 | 20211199 | Service Call - Repair Simon Says 02/21 | \$ 316.25 |
| RB Owens Electric Inc. | 001943 | 20211283 | Service Call - Repair Simon Says 07/20 | \$ 440.00 |
| Republic Services | 001913 | 0696-000931752 | (1) Waste & (1) Recycle Container Service 03/21 | \$ 294.32 |
| Rizzetta & Company, Inc. | 001914 | INV0000056931 | District Management Fees 03/21 | \$ 4,688.50 |
| Rizzetta Technology Services | 001915 | INV0000006861 | Email & Website Hosting Services 03/21 | \$ 175.00 |

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------|---------------------|-----------------------|---|-----------------------|
| Skyway Supply, Inc. | 001924 | 48548 | Dog Waste Bags 02/21 | \$ 119.90 |
| Solitude Lake Management, LLC | 001936 | PI-A00561514 | Monthly Lake & Wetland Service 03/21 | \$ 2,577.00 |
| Suncoast Pool Service | 001937 | 7071 | Monthly Pool Service 03/21 | \$ 1,850.00 |
| TECO | 001925 | 211019514606 02/21 | 6350 Camino Dr. - Irrigation 02/21 | \$ 19.28 |
| TECO | 001925 | 221007928999 02/21 | 5701 Waterset Blvd. 02/21 | \$ 28.49 |
| TECO | 001925 | 221007962220 02/21 | Waterset Blvd. - Streetlights 02/21 | \$ 1,197.78 |
| TECO | 001938 | 221007962220 03/21 | Waterset Blvd. - Streetlights 03/21 | \$ 1,197.78 |
| TECO | 001925 | 221008097190 01/21 | Phase 5A2-2B - Streetlights 01/21 | \$ 646.44 |
| TECO | 001925 | 221008097190 02/21 | Phase 5A2-2B - Streetlights 02/21 | \$ 867.35 |
| TECO | 001925 | Summary Bill 02/21 | Summary Bill 02/21 | \$ 2,900.45 |
| Times Publishing Company | 001916 | 139811 02/10/21 | Legal Advertising Account #173492 02/21 | \$ 357.78 |
| Times Publishing Company | 001916 | 139845 02/10/21 | Legal Advertising Account #173492 02/21 | \$ 350.56 |

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------|---------------------|-----------------------|---|-----------------------|
| Waterset Central CDD | CD034 | CD034 | Debit Card Replenishment | \$ 1,250.08 |
| Waterset North CDD | 001917 | 022321 | Reimburse Owens Electric Invoice #20203389 | <u>\$ 887.50</u> |
| Report Total | | | | <u>\$ 76,483.20</u> |