

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersedgecdd.org

Board of Supervisors
Waters Edge Community
Development District

August 18, 2021

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, August 26, 2021 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Engineer Tab 1
 - B. Aquatics Manager
 1. Presentation of the Monthly Aquatics Report..... Tab 2
 - C. PSA Inspection Reports..... Tab 3
 - D. District Counsel
 - E. District Manager
 1. Presentation of Action Item List (under separate cover)
4. **BUSINESS ITEMS**
 - A. Public Hearing on Final Budget for Fiscal Year 2021-2022
 - i. Consideration of Resolution 2021-03; Approving Final Budget for Fiscal Year 2021-2022..... Tab 4
 - B. Public Hearing on Levying Special Assessments for Fiscal Year 2021-2022
 - i. Consideration of Resolution 2021-04; Levying Special Assessments for Fiscal Year 2021-2022..... Tab 5
 - C. Consideration of Resolution 2021-05; Approving Meeting Schedule for Fiscal Year 2021-2022 Tab 6
 - D. Consideration of Third Addendum for District Services Tab 7
 - E. Discussion of Pumping Station Rain Sensor
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 22, 2021 Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for July 2021 Tab 9
6. **AUDIENCE COMMENTS AND 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) 933-5571.

Sincerely,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 4

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Waters Edge Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Waters Edge Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 26, 2021.

Attested By:

**Waters Edge Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget



Rizzetta & Company

Waters Edge Community Development District

watersedgecdd.org

**Proposed Budget for Fiscal
Year 2021/2022**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Rd. Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with

Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

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

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

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

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

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond

proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

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

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

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

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

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

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

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

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

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

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

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

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

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

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

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

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

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

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

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

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

Proposed Budget
Waters Edge Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 37	\$ 49	\$ -	\$ 49	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 288,109	\$ 288,109	\$ 285,376	\$ 2,733	\$ 369,700	\$ 84,324	
8								
9	TOTAL REVENUES	\$ 288,147	\$ 288,158	\$ 285,376	\$ 2,782	\$ 369,700	\$ 84,324	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ 80,000	\$ (80,000)	\$ -	\$ (80,000)	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 288,147	\$ 288,158	\$ 365,376	\$ (77,218)	\$ 369,700	\$ 4,324	
14								
15								
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 8,600	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -	
21	Financial & Administrative							
22	Administrative Services	\$ 3,649	\$ 4,865	\$ 4,865	\$ -	\$ 4,865	\$ -	
23	District Management	\$ 17,625	\$ 23,500	\$ 23,500	\$ -	\$ 23,500	\$ -	
24	District Engineer	\$ 14,577	\$ 24,436	\$ 8,000	\$ (16,436)	\$ 8,000	\$ -	
25	Disclosure Report	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
26	Trustees Fees	\$ 3,771	\$ 3,771	\$ 3,775	\$ 4	\$ 3,775	\$ -	
36	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
27	Financial & Revenue Collections	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	
28	Assessment Roll	\$ 5,400	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	
29	Accounting Services	\$ 9,731	\$ 12,975	\$ 12,975	\$ -	\$ 12,975	\$ -	
30	Auditing Services	\$ 2,526	\$ 2,526	\$ 3,400	\$ 874	\$ 3,400	\$ -	Final year of Grau contract
31	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -	New agreement w/AMTEC \$450 per year
33	Public Officials Liability Insurance	\$ 2,691	\$ 2,563	\$ 2,900	\$ 337	\$ 2,960	\$ 60	Egis estimate
34	Legal Advertising	\$ 331	\$ 438	\$ 500	\$ 62	\$ 500	\$ -	
32	Miscellaneous Mailings	\$ 1,890	\$ 2,520	\$ 1,500	\$ (1,020)	\$ 1,500	\$ -	As needed
	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
37	Website Hosting, Maintenance, Backup (and	\$ 3,113	\$ 2,651	\$ 5,000	\$ 2,349	\$ 5,000	\$ -	New ADA Compliant Website
38	Legal Counsel							
39	District Counsel	\$ 12,709	\$ 16,945	\$ 10,000	\$ (6,945)	\$ 10,000	\$ -	
40								
41	Administrative Subtotal	\$ 91,438	\$ 120,765	\$ 101,990	\$ (18,775)	\$ 102,050	\$ 60	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Electric Utility Services							
46	Utility - Reclaimed Water	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ 36,000	Electric for well system
47	Stormwater Control							
50	Fountain Service Repairs & Maintenance	\$ 1,430	\$ 1,907	\$ 4,000	\$ 2,093	\$ 3,500	\$ (500)	\$150/monthly, plus repairs
51	Lake/Pond Bank Maintenance	\$ 800	\$ 1,067	\$ 7,500	\$ 6,433	\$ 7,500	\$ -	Previously budgeted \$20k for this line
49	Aquatic Maintenance	\$ 19,665	\$ 26,220	\$ 26,220	\$ -	\$ 26,220	\$ -	new contract w/Sitex
53	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
54	Aquatic Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
55	Stormwater System Maintenance	\$ 4,611	\$ 6,148	\$ 7,500	\$ 1,352	\$ 7,500	\$ -	\$3870 in Repairs made
56	Other Physical Environment							
58	Property Insurance	\$ 2,150	\$ 2,457	\$ 5,000	\$ 2,543	\$ 5,000	\$ -	Egis estimate
57	General Liability Insurance	\$ 2,691	\$ 2,563	\$ 2,900	\$ 337	\$ 2,960	\$ 60	Egis estimate
59	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
60	Landscape Maintenance	\$ 76,825	\$ 102,433	\$ 95,266	\$ (7,167)	\$ 95,266	\$ -	cost share w/HOA Approx. \$7225 per month
62	Irrigation System Monitoring & Maintenance	\$ 7,578	\$ 10,104	\$ 80,000	\$ 69,896	\$ 20,000	\$ (60,000)	All previous HOA Irrigation System items wil
61	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
63	Landscape - Mulch	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 7,000	\$ -	
64	Landscape Replacement Plants, Shrubs, Trees	\$ 3,970	\$ 5,293	\$ 10,000	\$ 4,707	\$ 10,000	\$ -	Breakout of special projects seperately
67	Reclaimed pump Maintenance and Repairs	\$ -	\$ -	\$ -	\$ -	\$ 13,704	\$ 13,704	ITS Water Mgmnt/maint. & GHS pump meter
68								
69	Contingency							
71	Miscellaneous Contingency	\$ 273	\$ 364	\$ 5,000	\$ 4,636	\$ 20,000	\$ 15,000	
73								
74	Field Operations Subtotal	\$ 119,993	\$ 158,556	\$ 263,386	\$ 104,830	\$ 267,650	\$ 4,264	
77								
78	TOTAL EXPENDITURES	\$ 211,430	\$ 279,321	\$ 365,376	\$ 86,055	\$ 369,700	\$ 4,324	
79								
80	EXCESS OF REVENUES OVER	\$ 76,716	\$ 8,837	\$ -	\$ 8,837	\$ -	\$ -	

Proposed Budget
Waters Edge Community Development District
Reclaimed Water Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 4	\$ 4	\$ -	\$ 4	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 49,774	\$ 49,774	\$ 49,774	\$ -	\$ 49,774	\$ -	
TOTAL REVENUES	\$ 49,778	\$ 49,778	\$ 49,774	\$ -	\$ 49,774	\$ -	
TOTAL REVENUES AND BALANCE	\$ 49,778	\$ 49,778	\$ 49,774	\$ -	\$ 49,774	\$ -	
EXPENDITURES							
Water-Sewer Combination Services							
Utility - Reclaimed Water	\$ 36,759	\$ 49,778	\$ 49,774	\$ (4)	\$ 49,774	\$ -	
TOTAL EXPENDITURES	\$ 36,759	\$ 49,778	\$ 49,774	\$ (4)	\$ 49,774	\$ -	
EXCESS OF REVENUES OVER	\$ 13,019	\$ -	\$ -	\$ (4)	\$ -	\$ -	

**Proposed Budget
Waters Edge Community Development District
Reserve Fund
Fiscal Year 2020/2021**

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 49	\$ 49	\$ -	\$ 49	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 18,283	\$ 18,283	\$ 18,283	\$ -	\$ 18,283	\$ -	
TOTAL REVENUES	\$ 18,331	\$ 18,331	\$ 18,283	\$ -	\$ 18,283	\$ -	
TOTAL REVENUES AND BALANCE	\$ 18,331	\$ 18,331	\$ 18,283	\$ -	\$ 18,283	\$ -	
EXPENDITURES							
Contingency							
Capital Reserves	\$ -	\$ 18,283	\$ 18,283	\$ -	\$ 18,283	\$ -	
TOTAL EXPENDITURES	\$ -	\$ 18,283	\$ 18,283	\$ -	\$ 18,283	\$ -	
EXCESS OF REVENUES OVER	\$ 18,331	\$ 49	\$ -	\$ -	\$ -	\$ -	

**Proposed Budget
Waters Edge Community Development District
Debt Service
Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2015	Budget for 2021/2022
REVENUES		
Special Assessments		
Net Special Assessments	\$ 757,932.94	\$ 757,932.94
TOTAL REVENUES	\$ 757,932.94	\$ 757,932.94
EXPENDITURES		
Administrative		
Financial & Administrative		
		\$ -
Debt Service Obligation	\$ 757,932.94	\$ 757,932.94
Administrative Subtotal	\$ 757,932.94	\$ 757,932.94
TOTAL EXPENDITURES	\$ 757,932.94	\$ 757,932.94
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

Gross assessments

\$ 805,626.00

Waters Edge Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget	\$437,757.00
Pasco Co. 2% Collection Cost:	\$8,254.96
4% Early Payment Discount:	\$16,509.91
2021/2022 Total:	<u>\$465,698.94</u>

2020/2021 O&M Budget	\$353,433.00
2021/2022 O&M Budget	\$437,757.00

Total Difference:	<u>\$84,324.00</u>
-------------------	--------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Debt Service - Townhome	\$269.00	\$269.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$302.19	\$386.11	\$83.92	27.77%
Total	\$571.19	\$655.11	\$83.92	14.69%
Debt Service - SF 50/55	\$672.00	\$672.00	\$0.00	0.00%
Operations/Maintenance - SF 50/55	\$302.19	\$386.11	\$83.92	27.77%
Irrigation - SF 50/55	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,034.43	\$1,118.35	\$83.92	8.11%
Debt Service - SF 60	\$807.00	\$807.00	\$0.00	0.00%
Operations/Maintenance - SF 60	\$302.19	\$386.11	\$83.92	27.77%
Irrigation - SF 60	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,169.43	\$1,253.35	\$83.92	7.18%
Debt Service - SF 65	\$874.00	\$874.00	\$0.00	0.00%
Operations/Maintenance - SF 65	\$302.19	\$386.11	\$83.92	27.77%
Irrigation - SF 65	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,236.43	\$1,320.35	\$83.92	6.79%
Debt Service - SF 70	\$941.00	\$941.00	\$0.00	0.00%
Operations/Maintenance - SF 70	\$302.19	\$386.11	\$83.92	27.77%
Irrigation - SF 70	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,303.43	\$1,387.35	\$83.92	6.44%
Debt Service - SF 80	\$1,076.00	\$1,076.00	\$0.00	0.00%
Operations/Maintenance - SF 80	\$302.19	\$386.11	\$83.92	27.77%
Irrigation - SF 80	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,438.43	\$1,522.35	\$83.92	5.83%

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$387,983.00	IRRIGATION BUDGET		\$49,774.00
COUNTY COLLECTION COSTS @	2%	\$8,254.96	COUNTY COLLECTION COSTS @	2%	\$1,059.02
EARLY PAYMENT DISCOUNT @	4%	\$16,509.91	EARLY PAYMENT DISCOUNT @	4%	\$2,118.04
TOTAL O&M ASSESSMENT		<u>\$412,747.87</u>	TOTAL IRRIGATION ASSESSMENT		<u>\$52,951.06</u>

UNITS ASSESSED ⁽¹⁾

	SERIES 2015 DEBT	
LOT SIZE	O&M	SERVICE ⁽²⁾
TOWNHOME	190	190
SINGLE FAMILY 50/55	88	88
SINGLE FAMILY 60	346	345
SINGLE FAMILY 65	212	212
SINGLE FAMILY 70	133	133
SINGLE FAMILY 80	100	99
	<u>1069</u>	<u>1067</u>

ALLOCATION OF O&M ASSESSMENT		
TOTAL	% TOTAL	TOTAL
EAU's	EAU's	O&M BUDGET
190.00	17.77%	\$73,360.24
88.00	8.23%	\$33,977.37
346.00	32.37%	\$133,592.86
212.00	19.83%	\$81,854.58
133.00	12.44%	\$51,352.17
100.00	9.35%	\$38,610.65
<u>1069.00</u>	<u>100.00%</u>	<u>\$412,747.87</u>

ALLOCATION OF IRRIGATION ASSESSMENT		
TOTAL	% TOTAL	TOTAL
EAU's	EAU's	O&M BUDGET
0.00	0.00%	\$0.00
88.00	10.01%	\$5,301.13
346.00	39.36%	\$20,843.08
212.00	24.12%	\$12,770.91
133.00	15.13%	\$8,011.94
100.00	11.38%	\$6,024.01
<u>879.00</u>	<u>100.00%</u>	<u>\$52,951.06</u>

PER LOT ANNUAL ASSESSMENT SERIES 2015			
O&M	IRRIGATION	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$386.11	\$0.00	\$269.00	\$655.11
\$386.11	\$60.24	\$672.00	\$1,118.35
\$386.11	\$60.24	\$807.00	\$1,253.35
\$386.11	\$60.24	\$874.00	\$1,320.35
\$386.11	\$60.24	\$941.00	\$1,387.35
\$386.11	\$60.24	\$1,076.00	\$1,522.35

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

Net Revenue to be Collected

(\$24,764.87)

\$387,983.00

(\$3,177.06)

\$49,774.00

⁽¹⁾ Reflects 2 (two) prepayments (previous bond - Series 2005A)

⁽²⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early)

Tab 5

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 26, 2021.

Attested By:

**Waters Edge Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

Tab 6

RESOLUTION 2021-05

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

WHEREAS, Waters Edge 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 the Pasco County, Florida; and

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

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

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

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

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

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED this _____ day of _____ 2021.

ATTEST:

**WATERS EDGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022

October 21, 2021
November 18, 2021 (Thanksgiving is the 4th Thursday)
December , 16, 2021 * (December 23 is the 4th Thursday)
January 27, 2022 *
February 24, 2022
March 24, 2022 *
April 21, 2022
May 26 , 2022 *
June23 , 2022
July 28, 2022 *
August 25, 2022
September 22, 2022

All meetings will convene at 3:30 p.m. (* with the exception of the months of January, March, May and July to be held at 5:00 p.m.) at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Tab 7

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Third Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2021 (the “**Effective Date**”), by and between **Waters Edge Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2016 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)



Rizzetta & Company

2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B

Schedule of Fees

STANDARD ON-GOING SERVICES

Standard On-Going Services will be billed in advance monthly according to the following schedule:

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	Monthly	Annually
Management	\$1,997.50	\$23,970
Administrative	\$413.50	\$4,962
Accounting	\$1,102.92	\$13,235
Financial & Revenue Collections	\$459.00	\$5,508
Assessment Roll ⁽¹⁾		\$5,508
Total Standard On-Going Services	\$3,972.92	\$53,183

⁽¹⁾ Assessment Roll is paid in one lump-sum payment at the time the roll is completed

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		



Rizzetta & Company

2021-07-27 – WJR/RPS

Records Requests

Hourly

Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:**HOURLY RATE:**

Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Hourly

Upon Request

ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request



Rizzetta & Company

2021-07-27 – WJR/RPS

Tab 8

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.

WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, July 22, 2021, at 5:00 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	Board Supervisor, Chairman <i>(via conference call)</i>
George Anastasopoulos	Board Supervisor, Vice Chairman
Timothy Haslett	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary
Michaela Ballou	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
Daryl Adams	District Manager, Rizzetta & Company
Dana Collier	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Greg Woodcock	District Engineer, Cardno <i>(via conference call)</i>
Frank Nolte	District Engineer, Cardno <i>(via conference call)</i>

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forth at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer
No report.

B. Aquatics Manager

Mr. Huber presented the Aquatics Report.

C. PSA Landscape Inspection Report

Mr. Huber presented PSA's landscape inspection reports.

D. District Counsel

No Report.

E. District Manager

Mr. Huber informed the Board that the next regularly scheduled meeting will be held on August, 2021 at 3:30 p.m. He stated that the Board would be adopting the final budget at their August 26, 2021 meeting.

Mr. Huber presented the Action Item List to the Board for their review.

FOURTH ORDER OF BUSINESS

Update Regarding Moon Lake Bike Path

An update was provided regarding the bike path. Punchlist and photos needs to be sent to Pasco County.

FIFTH ORDER OF BUSINESS

Consideration of Pressure Washing Proposals

The Board discussed the pressure washing proposals. No formal Board action was taken.

SIXTH ORDER OF BUSINESS

Update on HOA/CDD Sharing Addendum

This item will be tabled until John Vericker returns.

SEVENTH ORDER OF BUSINESS

Discussion of Water Usage/Solutions

Ms. Geney discussed creating a bar graph showing water use "trend" and apply costs to show what has been budgeted. Mr. Anastasopoulos stated the pumps are on 3 days per week. Ms. Geney recommended the pumps be shut down during rains.

On a Motion by Ms. Ballou, seconded by Mr. Anastasopoulos, with four in favor, and Mr. Haslett opposed, the Board of Supervisors authorizing Jason Peterson to making adjustments to the pumps during rains, for the Water's Edge Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on May 27,
2021**

Mr. Huber presented the minutes for the Board of Supervisors' meeting held on May 27, 2021. There were minor changes made to the meeting minutes.

On a Motion by Mr. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on May 27, 2021, as amended for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for May &
June 2021**

Mr. Huber presented the operation and maintenance expenditures for May and June 2021. A discussion ensued regarding the various invoices and the services they represent.

On a Motion by Ms. Ballou, seconded by Ms. Geney, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for May 2021 (\$32,542.20) and June 2021 (\$28,344.50) for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There were no audience member comments.

Mr. Haslett gave an update on the Single-Family HOA meeting. They are no longer allowing fences in the easements.

Mr. Haslett gave an update on the Townhome HOA meeting. They are looking into hooking up into the CDD's reclaimed water.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated if there was no further business to come before the Board than a motion to adjourn would be on order.

On a Motion by Mr. Peterson, seconded by Mr. Haslett, with all in favor, the Board of Supervisors adjourned the meeting at 6:39 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 9

Waters Edge Community Development District

District Office · Tampa, Florida · (813) 933-5771

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

www.watersedgecdd.org

Operations and Maintenance Expenditures July 2021 For Board Approval

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

The total items being presented: **\$28,415.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ameriscape USA, Inc.	002238	143085	Trim Wood Line Off Fence 04/21	\$ 850.30
Ameriscape USA, Inc.	002238	143106	Irrigation Repair - Mainline Break (Sidewalk) 04/21	\$ 866.61
Ameriscape USA, Inc.	002231	143909	Install Retention Wall - Pine Straw 06/21	\$ 1,600.00
Digital Assurance Certification LLC	002232	54660	Annual Dissemination Fee 20/21	\$ 1,500.00
George Anastasopoulos	002239	GA072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Irrigation Technical Services, Inc.	002233	28636	Water Management - Pump Station 06/21	\$ 550.00
Jason Peterson	002244	JP072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Michaela A. Ballou	002240	MB072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Pasco County Utilities	002243	15230003	9019 Creedmoor Reclaim Lane 06/21	\$ 6,702.15
Rizzetta & Company, Inc.	002234	INV0000059378	District Management Fees 07/21	\$ 3,895.00
Rizzetta Technology Services	002235	INV0000007674	Email/Website Services 07/21	\$ 175.00
Sitex Aquatics, LLC	002245	5121B	Monthly Lake & Fountain Maintenance 07/21	\$ 2,335.00
Straley Robin Vericker	002236	19933	General Legal Services 05/21	\$ 1,863.35

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Teri Lynn Geney	002241	TG072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Timothy M Haslett	002242	TH072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Waters Edge Master HOA, Inc.	002237	070121 143347	Shared Cost Landscape Services 06/21	<u>\$ 7,078.00</u>
Report Total				<u>\$ 28,415.41</u>