



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisors' Meeting
May 26, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.watersedgecdd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Waters Edge Clubhouse, located at:
9019 Creedmoor Lane, New Port Richey, FL 34654

Board of Supervisors	Teri Geney George Anastasopoulos Michaela Ballou Timothy Haslett Jason Peterson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno TBE

All cellular phones must be placed on mute 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) 933-5571. 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.

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

May 19, 2022

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, May 26, 2022 at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the final agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **RECLAIMED WATER DISCUSSION – VENTANA TOWNHOMES**
4. **STAFF REPORTS**
 - A. District Engineer
 1. Presentation of Stormwater Needs AnalysisTab 1
 2. SWFWMD O&M Permit ReportsTab 2
 - B. District Counsel
 - C. Aquatics Manager
 1. Presentation of Monthly Aquatics ReportTab 3
 - D. PSA Inspection Reports
 1. April Done Report.....Tab 4
 2. May Report.....Tab 5
 3. ASI Irrigation Inspection Report.....USC
 - E. District Manager
 1. Presentation of District Manager Report & Financial StatementsTab 6
4. **BUSINESS ITEMS**
 - A. Consideration of Board Supervisor Resignation – Michaela BallouUSC
 - B. Acceptance of Berger, Toombs, Elam, Gaines, & Frank Annual Audit ReportTab 7
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 28, 2022.....Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for April 2022Tab 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 1

Waters Edge Community Development District

Stormwater Needs Analysis

May 26, 2022

Part 1.0 Detailed Description of stormwater management program (Section 403.9302(3)(a), F.S.

The Waters Edge CDD stormwater program consists of the following;

1. Monthly pond review and maintenance and condition by Aquatics Company.
2. Weekly mowing of pond banks and debris removal
3. Semiannual inspections and related certifications as required by the Southwest Florida Water Management System for proper operation and maintenance of the stormwater management system.

Part 1.1 Narrative Description

The District owns and is responsible for the operation and maintenance of the stormwater facilities, wetland conservation areas and wetlands. Stormwater Management System Both Pasco County and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the District's stormwater management system. The approved stormwater management system consists of numerous detention ponds, as well as floodplain and wetland mitigation ponds, which are integrated with existing wetland systems. Waters Edge CDD also has an irrigation reservoir that stores reclaim water for the community irrigation. The Waters Edge CDD utilizes its onsite staff to maintain and monitor the stormwater management system. The onsite staff consists of an aquatics company overseeing the maintenance and water quality of the existing stormwater management system. The onsite landscape company mows the existing pond banks. Waters Edge CDD has hired an engineer to review existing stormwater management system as required by the governing agencies and to provide periodic inspections for erosion and for proper operation and maintenance of the existing system.

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government: Waters Edge Community Development District

Name of stormwater utility, if applicable: N/A

Contact Person

Name: Jayna Cooper

Position/Title: District Manager

Email Address: jcooper@rizzetta.com

Phone Number: 813.994.1001 Ext.: 6228

Indicate the Water Management District(s) in which your service area is located.

- ☐ Northwest Florida Water Management District (NFWFMD)
- ☐ Suwannee River Water Management District (SRWMD)
- ☐ St. Johns River Water Management District (SJRWMD)
- ☒ Southwest Florida Water Management District (SWFWMD)
- ☐ South Florida Water Management District (SFWMD)

Indicate the type of local government:

- ☐ Municipality
- ☐ County
- ☒ Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The CDD professional engineering staff has established BMPs for the stormwater ponds designed and constructed as part of its Master Drainage Plan. BMP's include routine pond inspections by maintenance staff and inspections are routinely completed for proper operation and maintenance of the stormwater system. Pond and landscape maintenance vendors have been informed of Illicit Discharges for reporting to District Management, if observed. As well, regular periodic pond observation and maintenance is

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
The Special District budgets annually for funding stormwater management project and maintaining the existing infrastructure. The District also has a reserve study that outlines funds for stormwater repair and maintenance.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	Yes
A public education program?	Yes
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Regular observations and reporting by both the pond and landscape maintenance vendors at Board of Supervisors' meetings.

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Routine pond maintenance for water quality by aquatic company.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	5.86	Miles
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.01	Miles
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	48	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:		
Other:		
Number of Control Structures with Skimmers	48.00	
Notes or Comments on any of the above:		

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		No
Rain gardens		No
Green roofs		No
Pervious pavement/pavers		No
Littoral zone plantings		Yes
Living shorelines		Yes

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☒ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Construction Plans

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Pasco County

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

N/A

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	51	58	66	75	86
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Expansion Projects Planned					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Expansion Projects					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No planned expansion projects	0	0	0	0	0

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Expansion Project	0	0	0	0	0

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input checked="" type="checkbox"/>	Other(s): Construction Plans, budgets and reserve study

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Projects Planned	0	0	0	0	0

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No projects Planned	0	0	0	0	0

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Pond Bank Erosion Control	0	194	113	125	138
Stormwater Drainage Repair	0	51	57	62	69

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	37,000	37,000	0	0	0	0	0
2017-18	47,000	47,000	0	0	0	0	0
2018-19	49,000	49,000	0	0	0	0	0
2019-20	61,000	61,000	0	0	0	0	0
2020-21	46,220	46,220	0	0	0	0	0

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	58	66	75	86
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	245	170	187	207
Total Committed Revenues (=Total Committed Projects)	303	236	262	293

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.


[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]


Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0


Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
--	--	--	----------	----------	----------	----------	----------

- 


WETLANDS OWNED BY WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT




PONDS OWNED BY WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT




TRACTS OWNED BY WATERS EDGE MASTER HOMEOWNER ASSOCIATION, INC.




WETLAND OWNED BY WATERS EDGE MASTER HOMEOWNER ASSOCIATION, INC.




PARKS OWNED BY WATERS EDGE MASTER HOMEOWNER ASSOCIATION, INC.




TRACTS DEDICATED TO PASCO COUNTY




PLAT BOUNDARY



WETLAND LIMITS



POND CONTOURS




CONSTRUCTED SWALE
-
-
-
- IN W:\Projects\2005\2005-08-23-10\2005-08-23-10-01\2005-08-23-10-01-01.dwg - Date: 08-23-10 - 10:01:01 AM
- DESIGNED BY

DRAWN BY

CHECKED BY

DATE

THE REMAINING OF THE RESULT
CONTROL OFFICE IN THIS SPACE
INDICATES THAT ALL REQUIRED
POINTS HAVE BEEN OBTAINED
AND THAT CONSTRUCTION IS
AUTHORIZED TO COMMENCE.



FLORIDA DESIGN CONSULTANTS, INC.
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OLDSMAR, FLORIDA 34677
PHONE (813) 329-7600 FAX (813) 329-7688

E.B. No. 7421

SHEET DESCRIPTION:

WATERS EDGE
DEDICATION EXHIBIT

8-23-10	ADDED CONSTRUCTED SWALES AND CONC. WEIR #'S	506-65
7-27-10	REVISED LEGEND AND STREET NAMES; ADDED STR. NO.	506-65
7-27-10	ADDED 551'S	506-65
9-1-09	ADDED POND AND WETLAND LINEWORK AND LABELS;	506-65
9-1-09	ADDED CDD PARCEL ID'S AND ADDITIONAL DEDICATION	506-65
9-1-09	R/W, REVISED LEGEND	506-65
DATE	REVISION	DATE
		AUG 2005

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Tab 2

Cardno now Stantec visited Waters Edge on April 13th, 2022 to review ponds associated with SWFWMD Operation and Maintenance permits 26810008 and 26810009 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

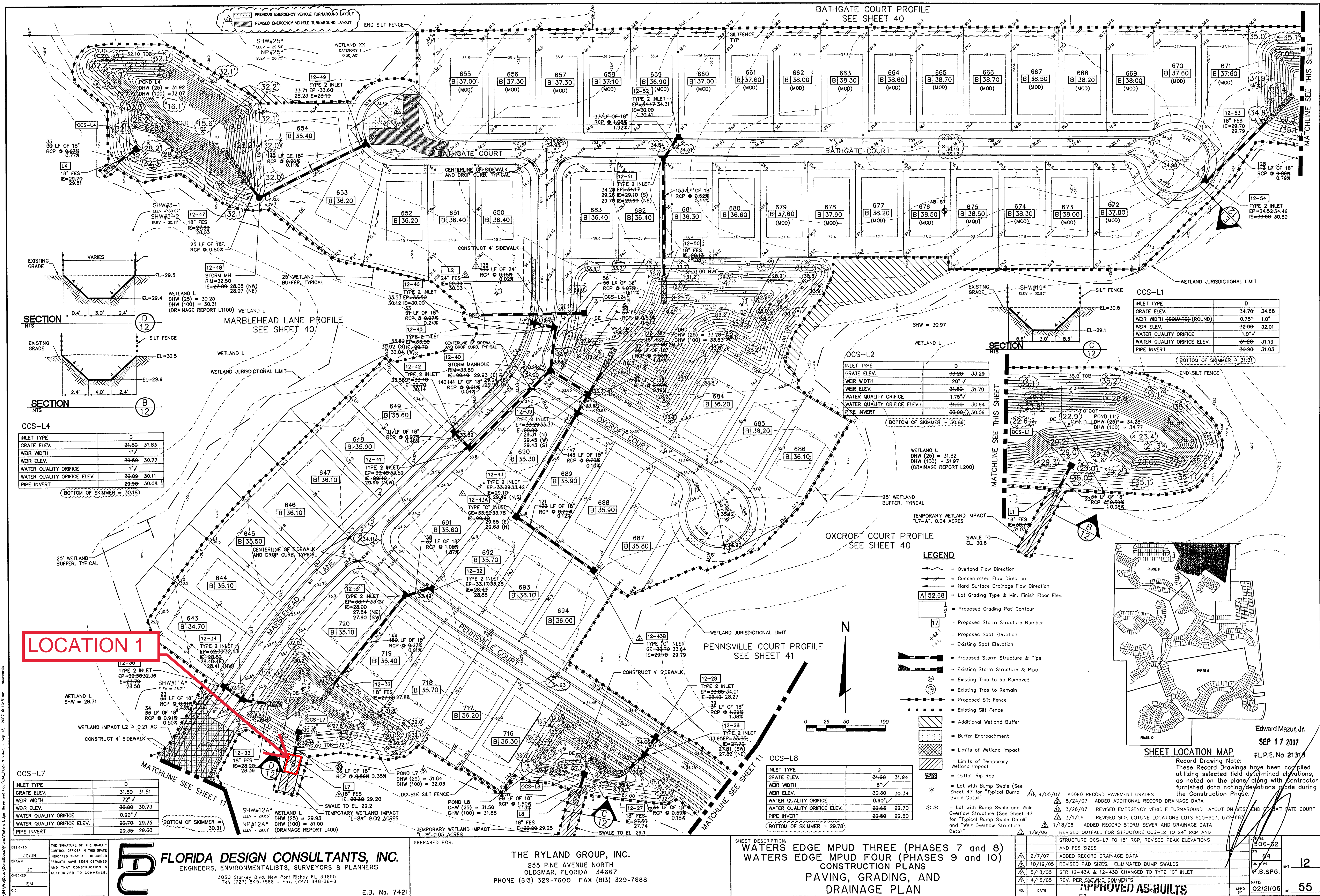
Frank Nolte

District Engineer

Cardno Now Stantec

(727) 608-7766

Frank.Nolte@Cardno.com



LOCATION 2

LOCATION 3

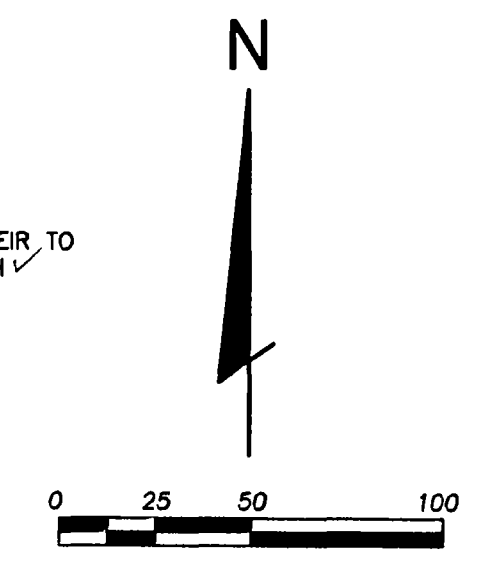
LOCATION 4

LOCATION 5

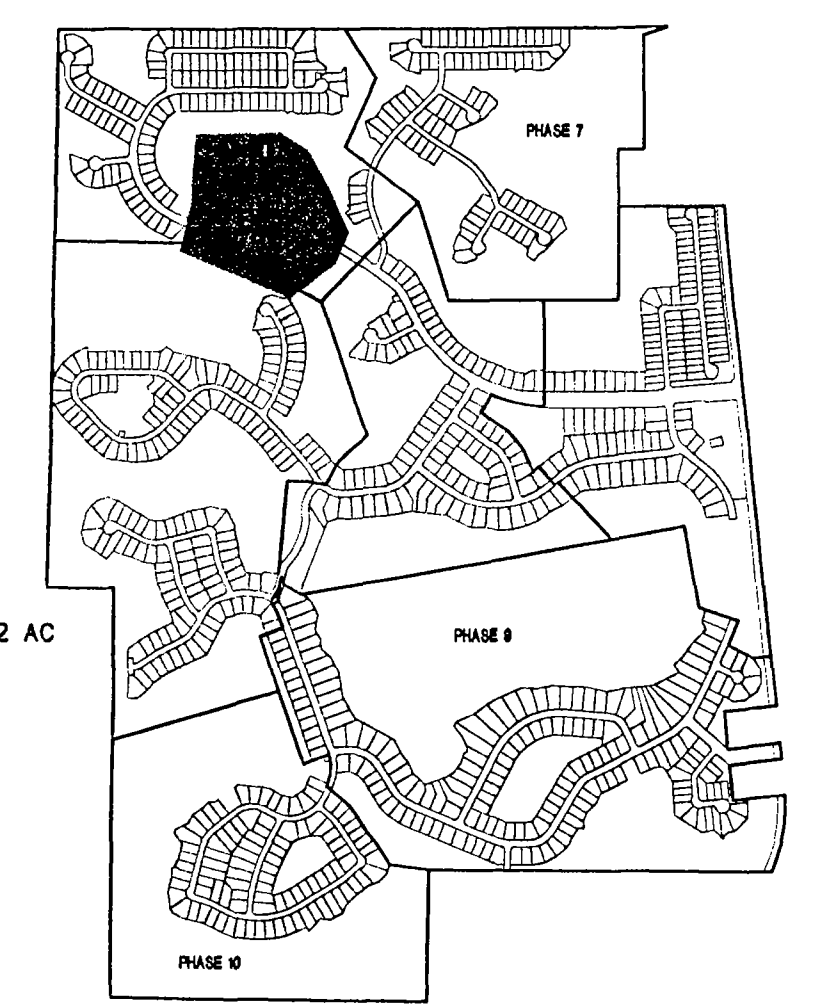
OCS-W (PREVIOUSLY PERMITTED)

INLET TYPE	C
GRATE ELEV.	30.50
WEIR WIDTH/ORIFICE SIZE	15'-IN. WEIR
WEIR/ORIFICE ELEV.	29.10
WATER QUALITY ORIFICE	1.5'-IN. - CIRCULAR
WATER QUALITY ORIFICE ELEV.	28.71
PIPE INVERT	28.00

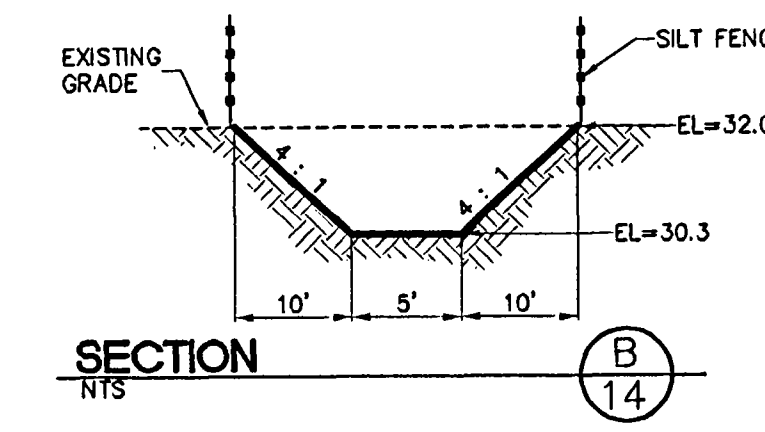
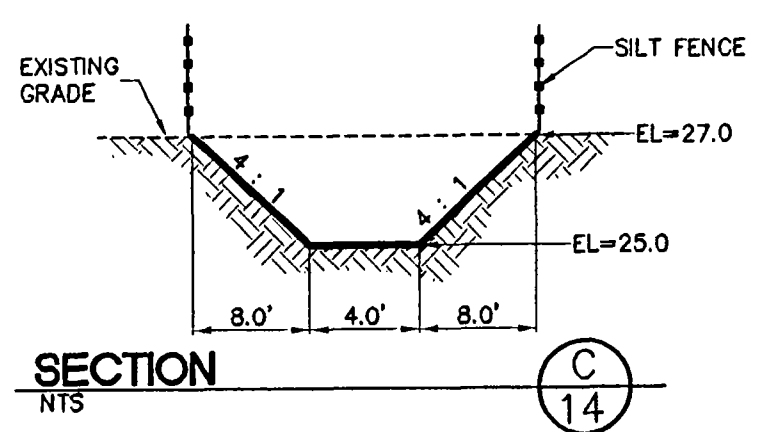
NOTE: STRUCTURE INVERT = 26.00



- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Floor Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Proposed Silt Fence
 - Existing Silt Fence
 - Additional Wetland Buffer
 - Buffer Encroachment
 - Limits of Wetland Impact
 - Limits of Temporary Wetland Impact
 - Outfall Rip Rap
 - Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
 - Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")



SHEET LOCATION MAP



OCS-L17

INLET TYPE	D
GRATE ELEV.	29.70
WEIR WIDTH/ORIFICE SIZE	48'-IN. WEIR
WEIR/ORIFICE ELEV.	27.40
WATER QUALITY ORIFICE	1.4'-IN. - CIRCULAR
WATER QUALITY ORIFICE ELEV.	26.15
PIPE INVERT	26.00

NOTE: STRUCTURE INVERT = 24.00

LOCATION 4

LOCATION 5

DESIGNED: JC/JB
DRAWN: JC
CHECKED: EM
O.C.

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

FLORIDA DESIGN CONSULTANTS, INC.
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SHEET DESCRIPTION:
**WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN**

9/05/07	ADDED RECORD PAVEMENT GRADES
8/17/07	ADDED ADDITIONAL RECORD WALL DATA
5/24/07	ADDED ADDITIONAL RECORD DRAINAGE DATA
2/1/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA
4/15/05	REV. PER SWMNO COMMENTS

APPROVED AS BUILTS
INSPECTION CONDUCTED BY DISTRICT
RIGHT RESERVED FOR FUTURE INSPECTION

DATE: 02/21/08
SHEET: 13
F.B.8PG.
55

43026810.008
43026810.011

Location 1: 18" Flared End Section L7 is obstructed with vegetation overgrowth, inhibiting water flow to wetland L. Cut and remove a 6'x10' section of vegetation to ensure proper flow into the downstream wetland. See location map for removal limits.



Location 2: Remove and dispose of dead tree limb to avoid erosion in the future. See location map.

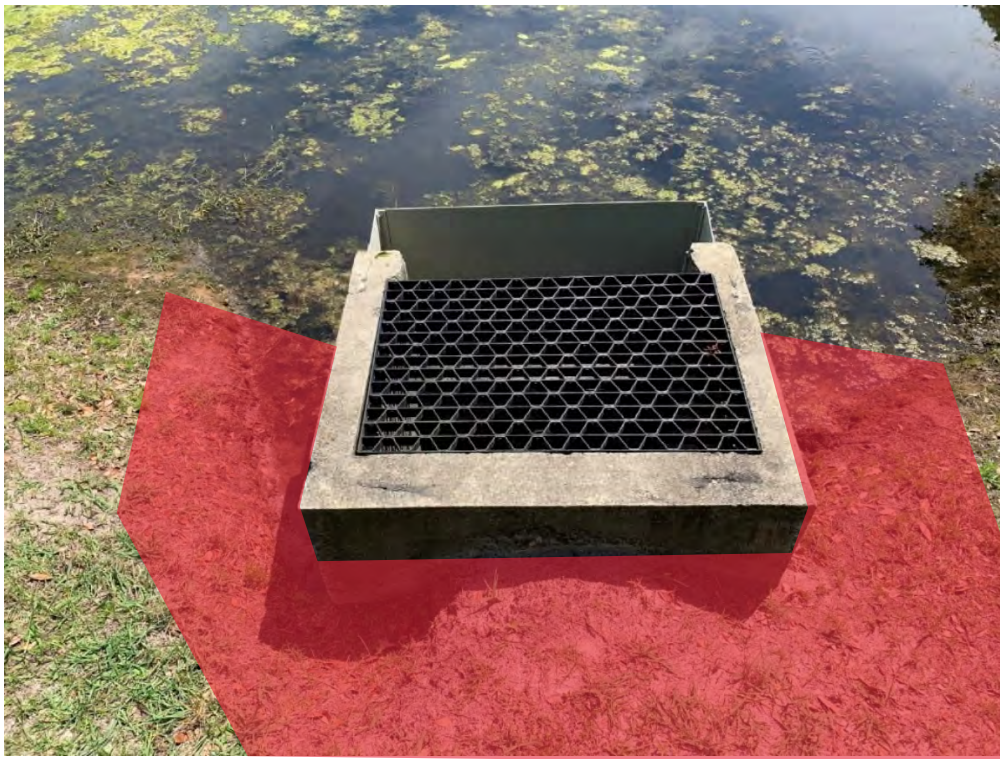




Location 3: Approximate 200 square foot section of erosion present along landscape access area, adjacent to fence at 11201 Belle Haven Drive. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff from homeowner's property, and continual use of access area by landscaping equipment. Recommend regrading bank to 6:1 slope providing compacted clayey soil fill. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.

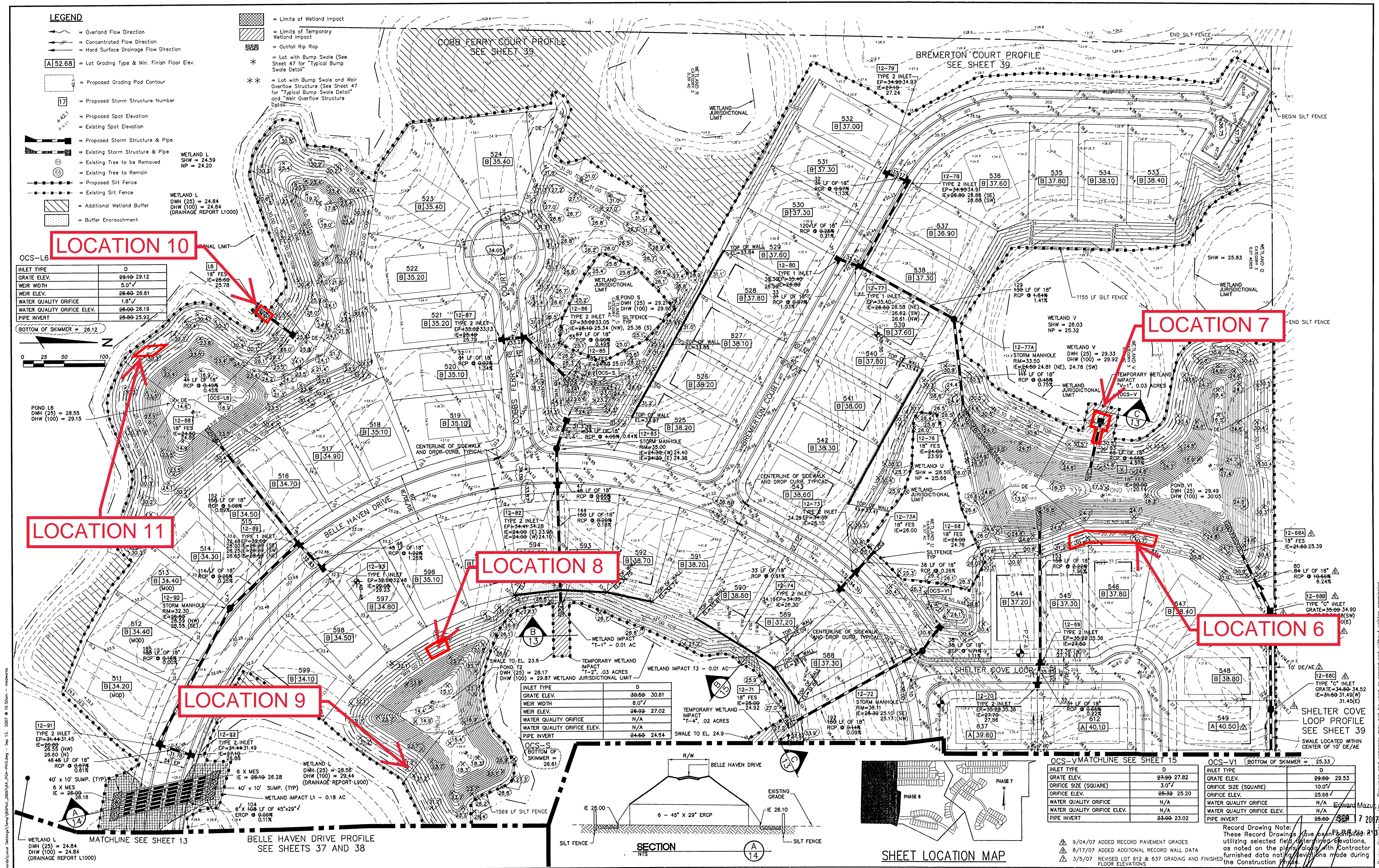


Location 4: Minor erosion observed around outfall control structure. Add compacted fill and sod to match existing 4:1 slope of pond bank. Match existing sod type.



Location 5: An approximate 200 square foot section of land within Easement and CDD property between 11248 and 11254 Belle Haven Drive has patchy sod, exposing sandy soils. Recommend removing 2" of sod and existing sandy soil, adding 1" of clay soil and 1" of topsoil with bahia sod, to prevent erosion in the future.





- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Floor Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Proposed Silt Fence
 - Existing Silt Fence
 - Additional Wetland Buffer
 - Buffer Encroachment
- WETLAND L**
DWH (25) = 24.84
DWH (100) = 24.84
(DRAINAGE REPORT L1000)
- WETLAND V**
DWH (25) = 29.33
DWH (100) = 29.92
DWH (25) = 24.76 (SW)
- WETLAND U**
DWH (25) = 26.50
DWH (100) = 25.68
- WETLAND O**
DWH (25) = 25.32
DWH (100) = 25.32
- WETLAND S**
DWH (25) = 25.32
DWH (100) = 25.32

INLET TYPE	D
GRATE ELEV.	29.10-29.12
WEIR WIDTH	5.0'
WEIR ELEV.	28.60-28.61
WATER QUALITY ORIFICE	1.8"
WATER QUALITY ORIFICE ELEV.	28.60-28.19
PIPE INVERT	28.60-25.92

BOTTOM OF SKIMMER = 28.12

INLET TYPE	D
GRATE ELEV.	30.60-30.61
WEIR WIDTH	8.0'
WEIR ELEV.	28.90-27.02
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	24.60-24.64

OCS-S
BOTTOM OF SKIMMER = 26.81

INLET TYPE	D
GRATE ELEV.	27.90-27.82
ORIFICE SIZE (SQUARE)	3.0'
ORIFICE ELEV.	25.32-25.20
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	23.00-23.02

OCS-V1 (BOTTOM OF SKIMMER = 25.33)

INLET TYPE	D
GRATE ELEV.	29.60-29.53
ORIFICE SIZE (SQUARE)	10.0'
ORIFICE ELEV.	25.66'
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	25.60-25.60

OCS-V2 (BOTTOM OF SKIMMER = 25.60)

DESIGNED: JCI/JB
DRAWN: JCI
CHECKED: EM
O.C.

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

FLORIDA DESIGN CONSULTANTS, INC.
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SHEET DESCRIPTION:

**WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN**

RECORD DRAWING NOTE:
These Record Drawings have been prepared by the Contractor utilizing selected field elevations, as noted on the plans, along with Contractor furnished data noting elevations made during the construction phase.

9/04/07 ADDED RECORD PAVEMENT GRADES
8/17/07 ADDED ADDITIONAL RECORD WALL DATA
3/5/07 REVISED LOT 512 & 537 GRADING AND FINISHED FLOOR ELEVATIONS

5/16/06 ADDED STRUCTURE 12-68A - 12-68D
2/7/07 ADDED RECORD DRAINAGE AND STORM SEWER DATA
2/13/06 REVISED REAR GRADING ELEVATIONS ON LOTS 548-549
10/19/05 ELIMINATED BUMP SWALES
10/11/05 REVISED GRADING ON LOTS 548 AND 549, ADDED DE/AE
4/15/05 REV. PER SWFWD COMMENTS

NO. DATE

INSPECTION CONDUCTED BY DISTRICT
INSPECTION CONDUCTED BY DISTRICT
RIGHT RESERVED FOR FUTURE INSPECTION

APPROVED-AS-BUILTS

DATE 02/21/08

14

55

C:\Documents and Settings\mccombs\Local Settings\Temp\AutoCAD_2000\Upl... 3/11/2007 10:30am - mccombs

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Location 6: An approximate 1,200 square foot section of land along pond bank V1 behind 11115 and 11109 Shelter Cove Loop has patchy sod, exposing sandy soils and leading to minor erosion. Based on review of historical imagery, this issue has been going on since the development of the property. Recommend removing 2" of sod and existing sandy soil, adding 1" of clay soil and 1" of topsoil with bahia sod, to prevent erosion in the future.



Location 7: Outfall Control Structure OCS-V is obstructed with vegetation overgrowth, inhibiting water flow to Pond V1. Cut and remove a 5' access path and 5' section of vegetation from around the structure to ensure proper flow into the downstream pond. See location map for removal limits.



Location 8: 10'x5' section of localized erosion observed along pond bank between 11145 and 11149 Belle Haven Drive Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend adding sandy clay soil fill and compact in 12" lifts. Regrade pond bank to match existing 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 9: Dead trees and tree branches lying along pond bank and collecting invasive vegetation. Remove dead trees and invasive vegetation along pond bank to avoid killing grass and causing erosion of the pond bank.



Location 10: 18" Flared End Section L6 is obstructed with vegetation overgrowth, inhibiting water flow to wetland L. Cut and remove a 6'x12' section of vegetation to ensure proper flow into the downstream wetland. See location map for removal limits.



Location 11: Dead tree lying along pond bank and collecting invasive vegetation. Remove dead tree and invasive vegetation back to design wetland buffer encroachment limits (Approximately 12'-14'). Landscape maintenance to monitor and report if area begins to show signs of erosion.

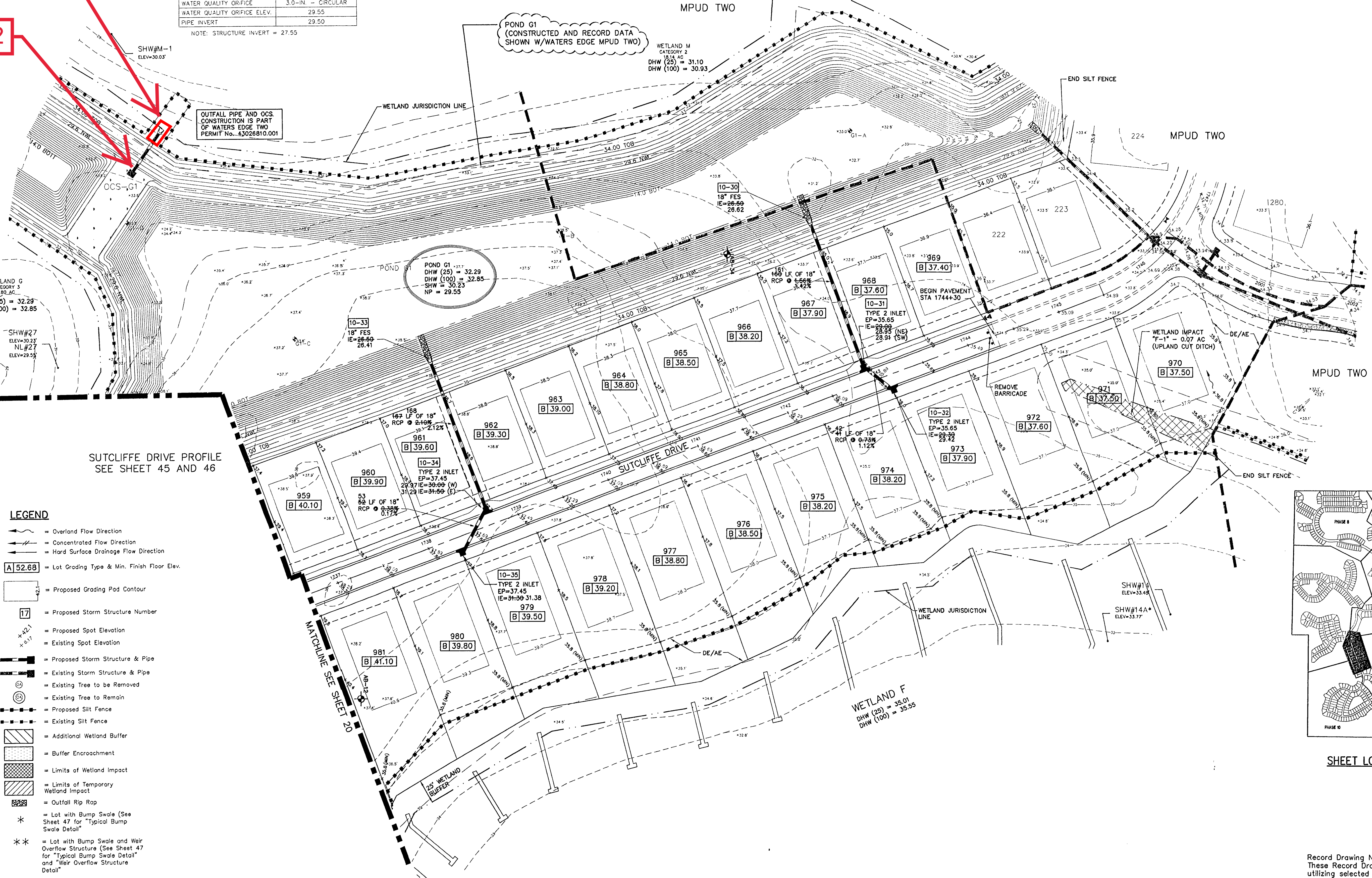
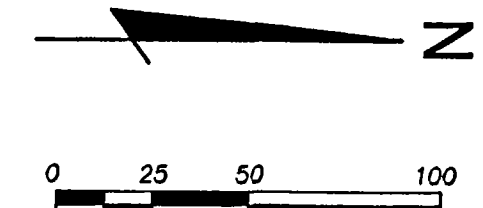


LOCATION 13

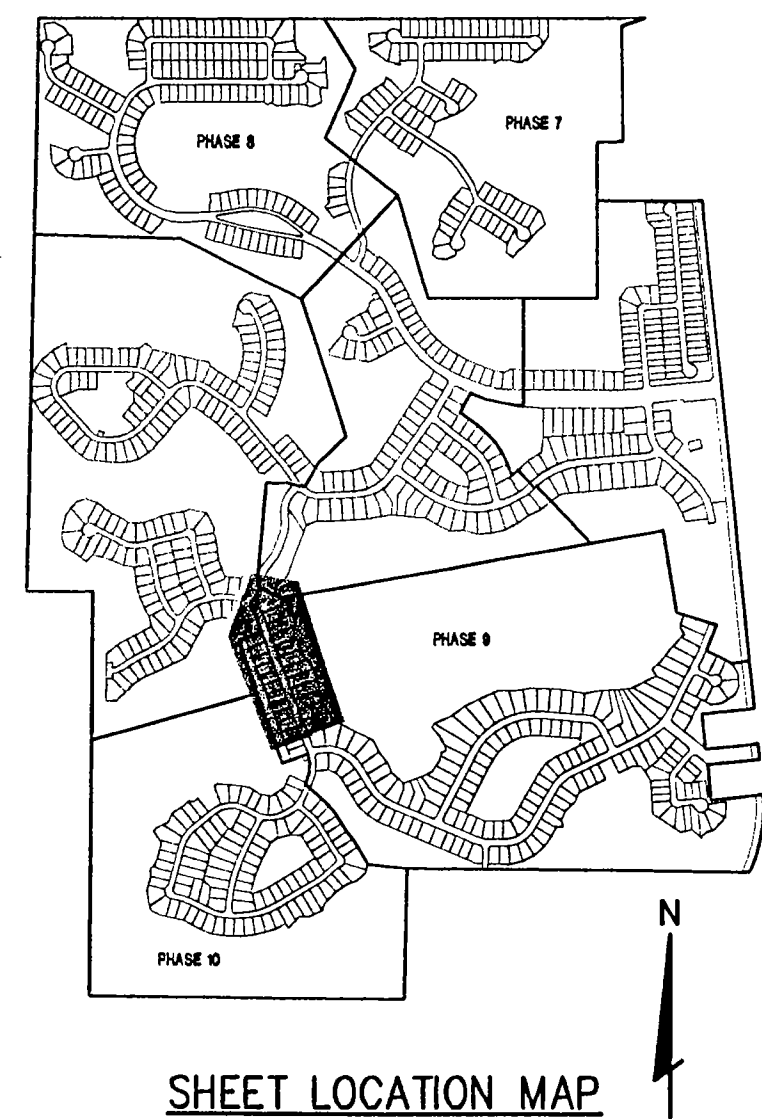
LOCATION 12

OCS-G1	
INLET TYPE	D
GRATE ELEV.	32.70
ORIFICE SIZE	4 x 4 - IN. RECTANGULAR
WEIR/ORIFICE ELEV.	30.23
WATER QUALITY ORIFICE	3.0-IN. - CIRCULAR
WATER QUALITY ORIFICE ELEV.	29.55
PIPE INVERT	29.50
NOTE: STRUCTURE INVERT = 27.55	

ADJUST ORIFICE SIZE
TO 3.5" X 3.5"



- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - [A] 52.68 = Lot Grading Type & Min. Finish Floor Elev.
 - [] = Proposed Grading Pad Contour
 - [17] = Proposed Storm Structure Number
 - +22.1 = Proposed Spot Elevation
 - +21.7 = Existing Spot Elevation
 - [] = Proposed Storm Structure & Pipe
 - [] = Existing Storm Structure & Pipe
 - (X) = Existing Tree to be Removed
 - (X) = Existing Tree to Remain
 - = Proposed Silt Fence
 - - - = Existing Silt Fence
 - [] = Additional Wetland Buffer
 - [] = Buffer Encroachment
 - [] = Limits of Wetland Impact
 - [] = Limits of Temporary Wetland Impact
 - [] = Outfall Rip Rap
 - * = Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
 - ** = Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")



Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

Edward Mazur, Jr.
SEP 17 2007
FL.P.E. No. 21318

DESIGNED
JC/JB

DRAWN
JC

CHECKED
EM

IN CHARGE
JC

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

FLORIDA DESIGN CONSULTANTS, INC.
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E.B. No. 7421

SHEET DESCRIPTION:
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WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN

NO.	DATE	REVISION
3	3/28/07	ADDED ADDITIONAL RECORD DRAINAGE DATA
2	12/5/05	ADDED RECORD DRAINAGE DATA
1	4/15/05	REV. PER SWFWMD COMMENTS

DATE	02/21/05
BY	

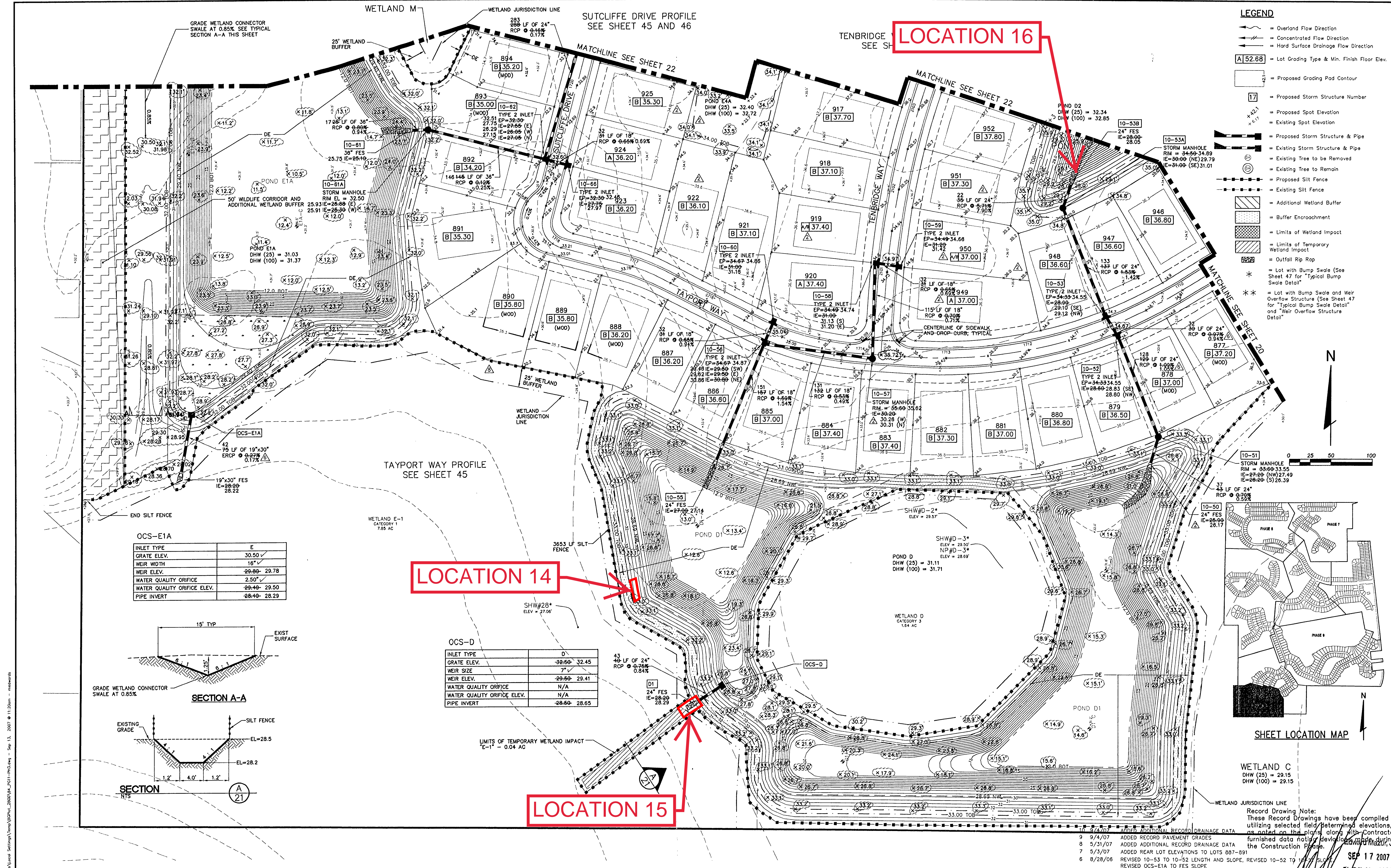
JOB NO.	556-62
REV.	84
SHEET	23
DATE	02/21/05
BY	

43026810.008
43026810.011

INSPECTED BY DISTRICT
INSPECTED BY DISTRICT
RIGHT RESERVE INSPECTION

Location 12 & 13: Erosion observed around outfall control structure OCS-G1. Add compacted fill and sod to match existing 4:1 slope of pond bank. Provide 6" minimum cover of soil over outfall pipe. Match existing sod type. Flared End Section is obstructed with vegetation overgrowth, inhibiting water flow to wetland L. Cut and remove a 6'x12' section of vegetation to ensure proper flow into the downstream Wetland M. See location map for removal limits.

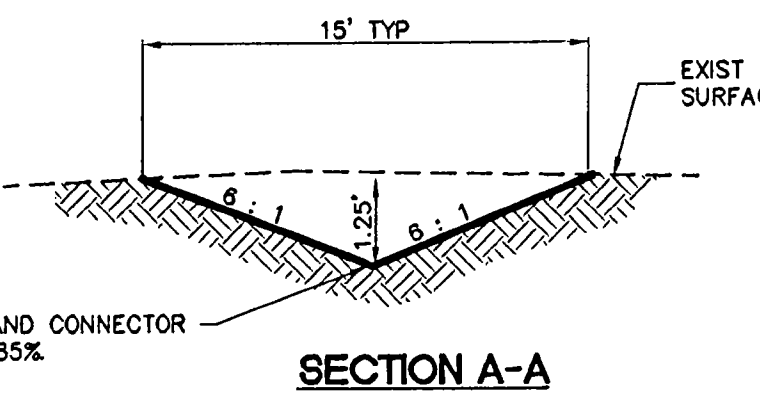




- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Proposed Silt Fence
 - Existing Silt Fence
 - Additional Wetland Buffer
 - Buffer Encroachment
 - Limits of Wetland Impact
 - Limits of Temporary Wetland Impact
 - Outfall Rip Rap
 - Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
 - Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")

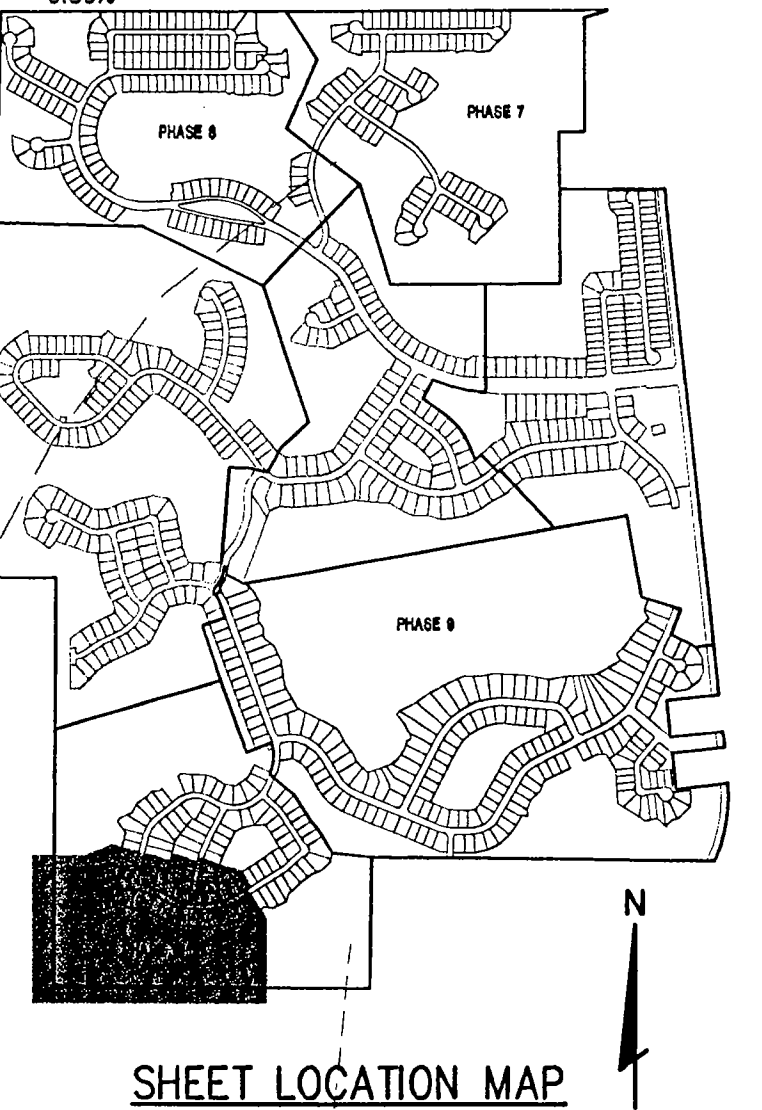
OCS-E1A

INLET TYPE	E
GRATE ELEV.	30.50
WEIR WIDTH	16"
WEIR ELEV.	29.00- 29.78
WATER QUALITY ORIFICE	2.50"
WATER QUALITY ORIFICE ELEV.	29.40- 29.50
PIPE INVERT	28.40- 28.29



OCS-D

INLET TYPE	D
GRATE ELEV.	32.45
WEIR SIZE	7"
WEIR ELEV.	29.50- 29.41
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	28.60- 28.65



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Tel: (727) 849-7988 - Fax: (727) 848-3648
E.B. No. 7421

THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

**WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN**

RECORD DRAWING NOTE:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations from the Construction Phase.

NO.	DATE	REVISION
1	4/15/05	REV. PER SWFWMD COMMENTS
2	5/18/05	REVISED LOT TYPE ON LOTS 919/950, REVISED POND EA4, AND ADJACENT LOT LINES. REGRADED LOTS 922,925 AND 949-950.
3	10/19/05	ELIMINATED BUMP SWALES
4	04/27/06	REVISED POND D2 DHW. REVISED STRUCTURE 10-53A AND 53B
5	9/11/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA
6	9/12/07	ADDED ADDITIONAL RECORD DRAINAGE DATA
7	5/3/07	ADDED REAR LOT ELEVATIONS TO LOTS 887-891
8	9/31/07	ADDED RECORD PAVEMENT GRADES
9	9/13/07	ADDED ADDITIONAL RECORD DRAINAGE DATA
10	9/17/07	REVISED 10-53 TO 10-52 LENGTH AND SLOPE, REVISED 10-52 TO 10-51 SLOPE
11	9/17/07	REVISED OCS-E1A TO FES SLOPE
12	9/17/07	ADDED RECORD STORM SEWER AND DRAINAGE DATA

SEP 17 2007
FL.P.E. No. 21318

43026810.008

43026810.011

APPROVED AS BUILT
INSPECTION CERTIFICATE BY DISTRICT
RIGHT RESERVED FOR FUTURE INSPECTION

Location 14: Tree limbs and invasive vegetation encroaching into pond bank. Remove tree and invasive vegetation back to design wetland buffer encroachment limits (Approximately 8'-10'). Landscape maintenance to monitor and report if area begins to show signs of erosion.

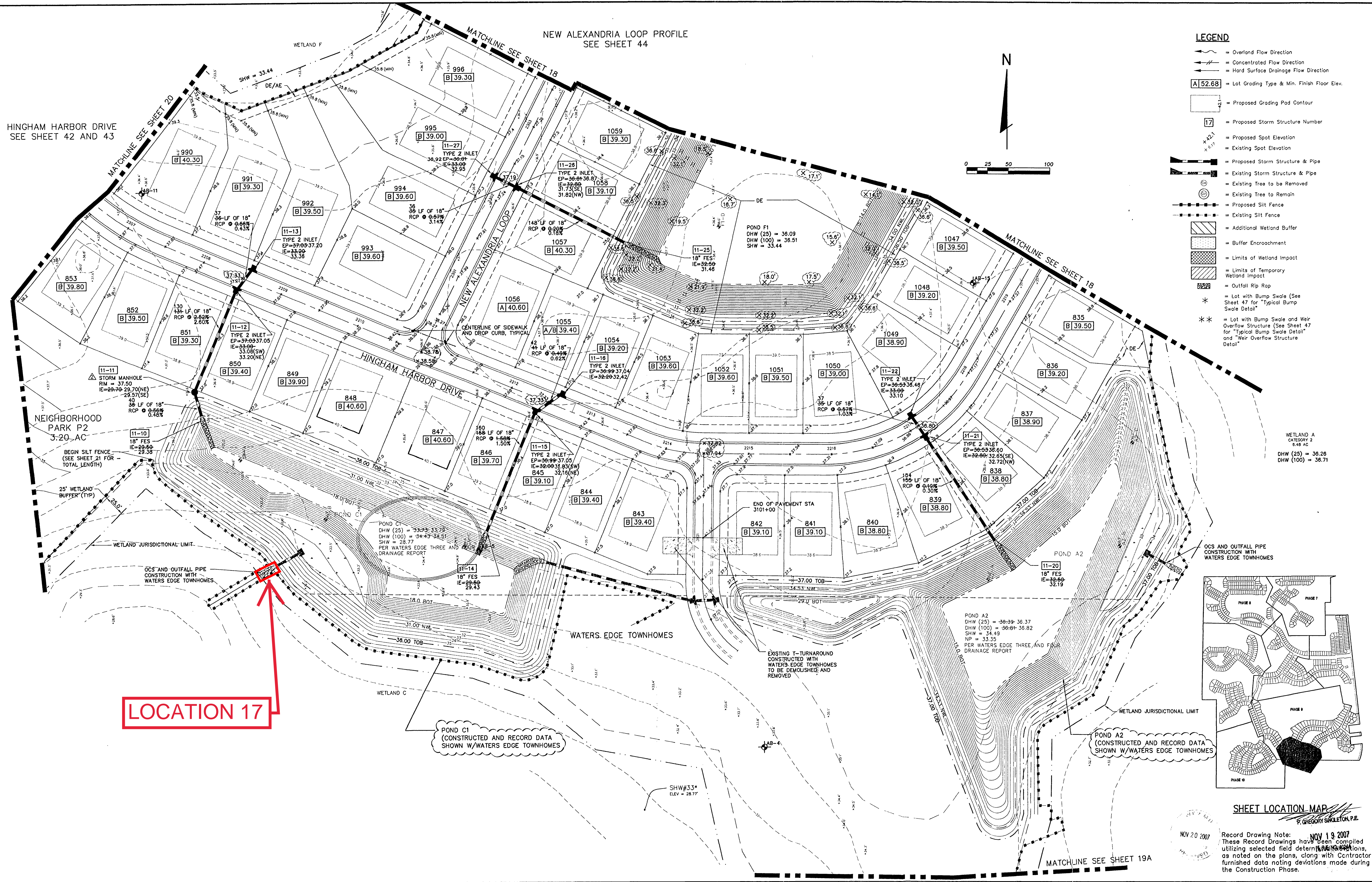


Location 15: Flared End Section is obstructed with vegetation overgrowth, inhibiting water flow to the wetland. Cut and remove a 6'x12' section of vegetation to ensure proper flow into the downstream Wetland E-1. See location map for removal limits.

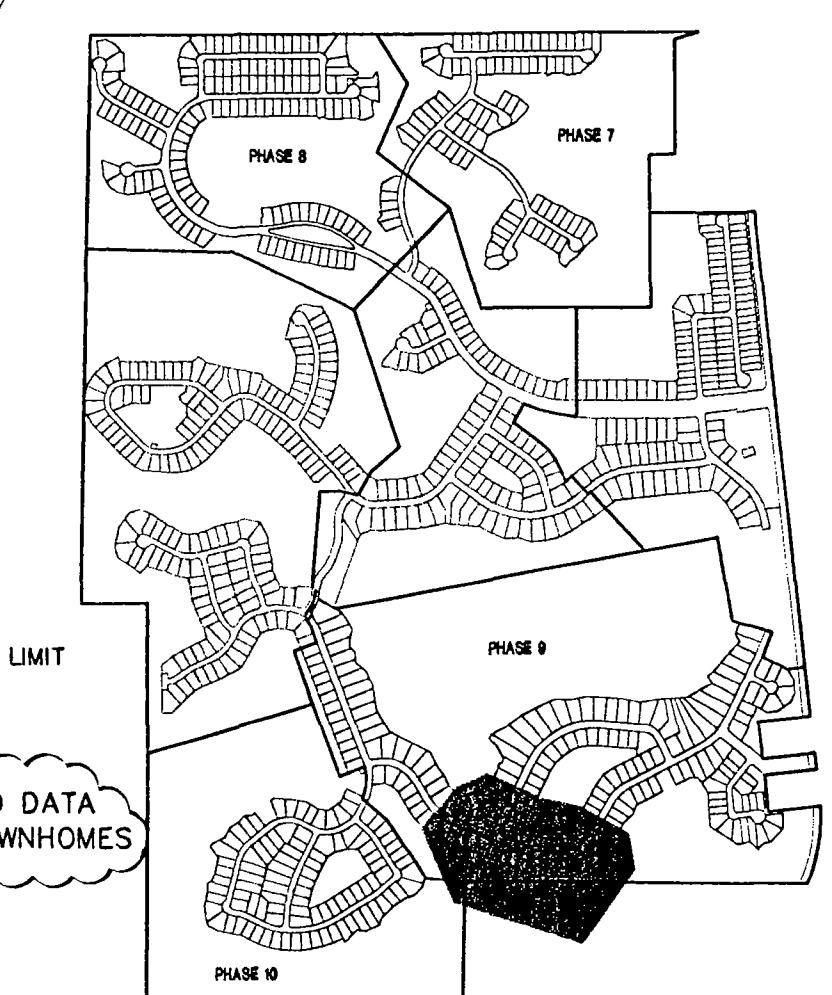


Location 16: 10'x6' section of localized erosion observed along pond bank between 11307 and 11313 Tayport Loop. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend adding sandy clay soil fill and compact in 12" lifts. Regrade pond bank to match existing 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.





- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Floor Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Proposed Silt Fence
 - Existing Silt Fence
 - Additional Wetland Buffer
 - Buffer Encroachment
 - Limits of Wetland Impact
 - Limits of Temporary Wetland Impact
 - Outfall Rip Rap
 - Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
 - Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")



LOCATION 17

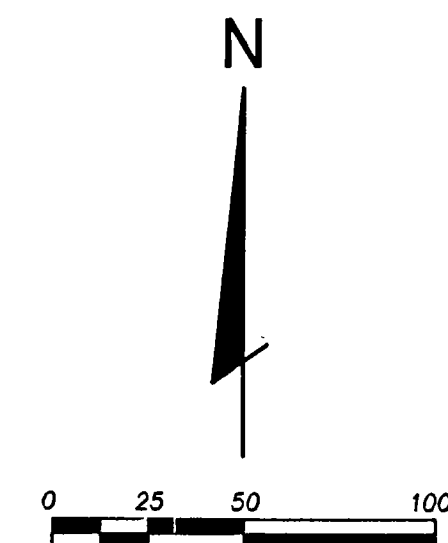
SHEET LOCATION MAP
P. GREGORY SINGLETON, P.E.
NOV 19 2007
Record Drawing Note: These Record Drawings have been compiled utilizing selected field data and as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

DESIGNED JC/JB	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Starkey Blvd., New Port Richey, FL 34655 Tel: (727) 849-7988 - Fax: (727) 848-3648	PREPARED FOR: THE RYLAND GROUP, INC. 255 PINE AVENUE NORTH OLDSMAR, FLORIDA 34667 PHONE (813) 329-7600 FAX (813) 329-7688	SHEET DESCRIPTION: WATERS EDGE MPUD THREE (PHASES 7 and 8) WATERS EDGE MPUD FOUR (PHASES 9 and 10) CONSTRUCTION PLANS PAVING, GRADING, AND DRAINAGE PLAN	NO. DATE REVISIONS 4 9/4/07 ADDED RECORD PAVEMENT GRADES 3 11/10/08 ADDED RECORD STORM SEWER DATA 2 5/18/05 11-11 STRUCTURE TYPE CHANGED 1 4/15/05 REV. PER SWFMD COMMENTS	JOB NO. 506-62 SHEET 84 F.B.B.P. 19 55
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43026810.008
NOV 19 2007
INSPECTION BY DISTRICT
RIGHT REVISION FOR FUTURE INSPECTION

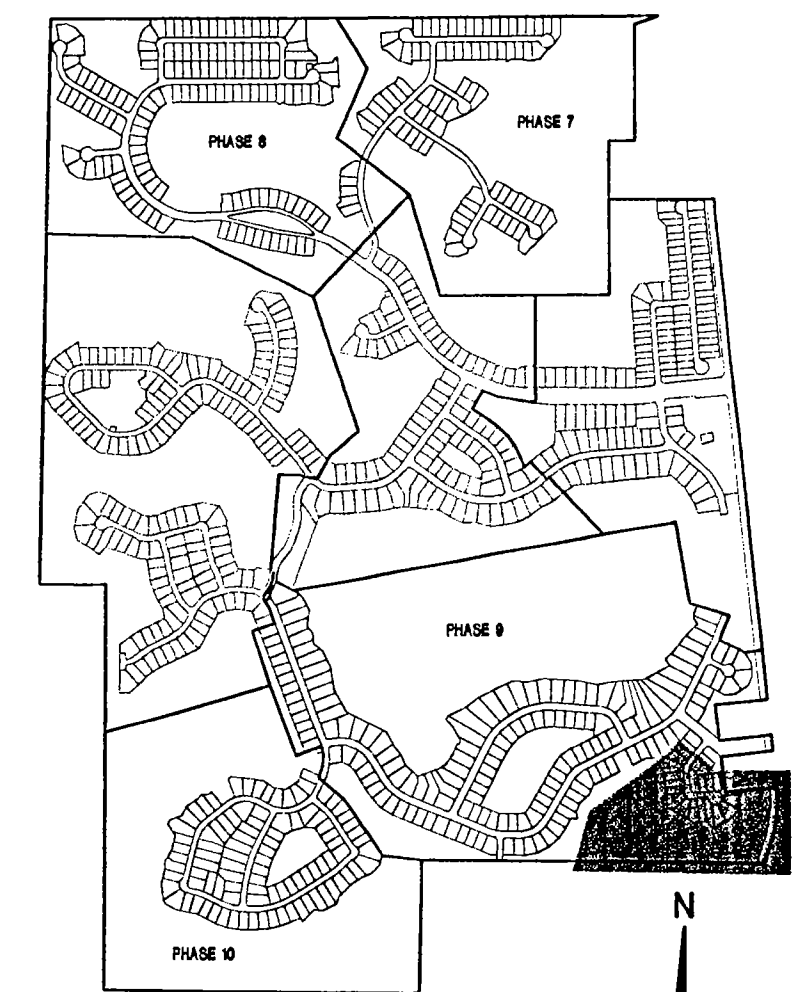
LEGEND

- Overland Flow Direction
- Concentrated Flow Direction
- Hard Surface Drainage Flow Direction
- Lot Grading Type & Min. Finish Floor Elev.
- Proposed Grading Pad Contour
- Proposed Storm Structure Number
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Storm Structure & Pipe
- Existing Storm Structure & Pipe
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- Additional Wetland Buffer
- Buffer Encroachment
- Limits of Wetland Impact
- Limits of Temporary Wetland Impact
- Outfall Rip Rap
- Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
- Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")
- 6' High Wall
- 6' Wrought Iron Fence



LOCATION 18

LOCATION 19



SHEET LOCATION MAP

OCS-A1

INLET TYPE	E
GRATE ELEV.	37.00 36.93
WEIR WIDTH	48.0'
WEIR ELEV.	34.49 34.43
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	33.79 33.83

BOTTOM OF SKIMMER ELEV. = 34.86

OCS-E3A

INLET TYPE	N/A
GRATE ELEV.	N/A
WEIR WIDTH	60.0'
WEIR ELEV.	36.96
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	N/A

TOP OF SKIMMER ELEV. = 39.13
BOTTOM OF SKIMMER ELEV. = 36.38

- Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.
- NOV 19 2007
- APPROVED AS BUILT



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3030 Starkey Blvd., New Port Richey, FL 34655
Tel: (727) 949-7988 - Fax: (727) 949-3698

E.B. No. 7421

PREPARED FOR:

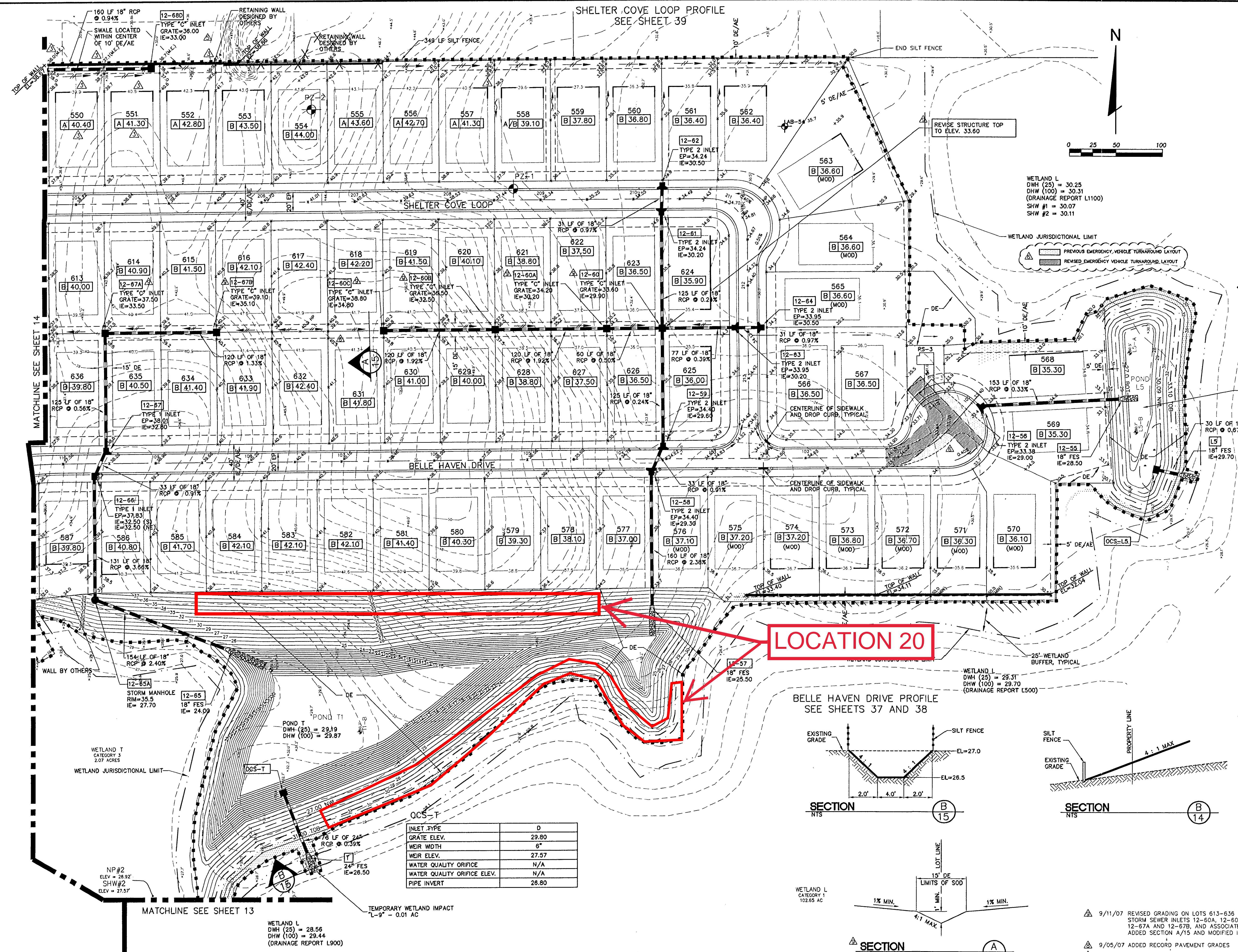
THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

SHEET DESCRIPTION:
**WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN**

NO.	DATE	REVISIONS	APPROVED AS BUILT
4	12/10/05	STRUCTURE 11-71 TOWARDS THE SOUTHERN COMMERCIAL PARCEL.	506-62
3	10/19/05	RESIZED LOTS 800-821 TO 45' WIDE PADS AND ADJUSTED GRADING PER LOT ADJUSTMENTS	84
2	5/18/05	ELIMINATED BUMP SWALES	F.B.8P.G.
1	4/15/05	ADDED INLET 11-72A, REV. PIPE LENGTH, REV 11-65, 11-72, 11-71	
1	4/15/05	REV. PER SHWMD COMMENTS	

43020010.008

INSPECTION CONDUCTED BY DISTRICT
INSPECTION CONDUCTED BY DISTRICT
RIGHT RESERVED BY DISTRICT INSPECTION



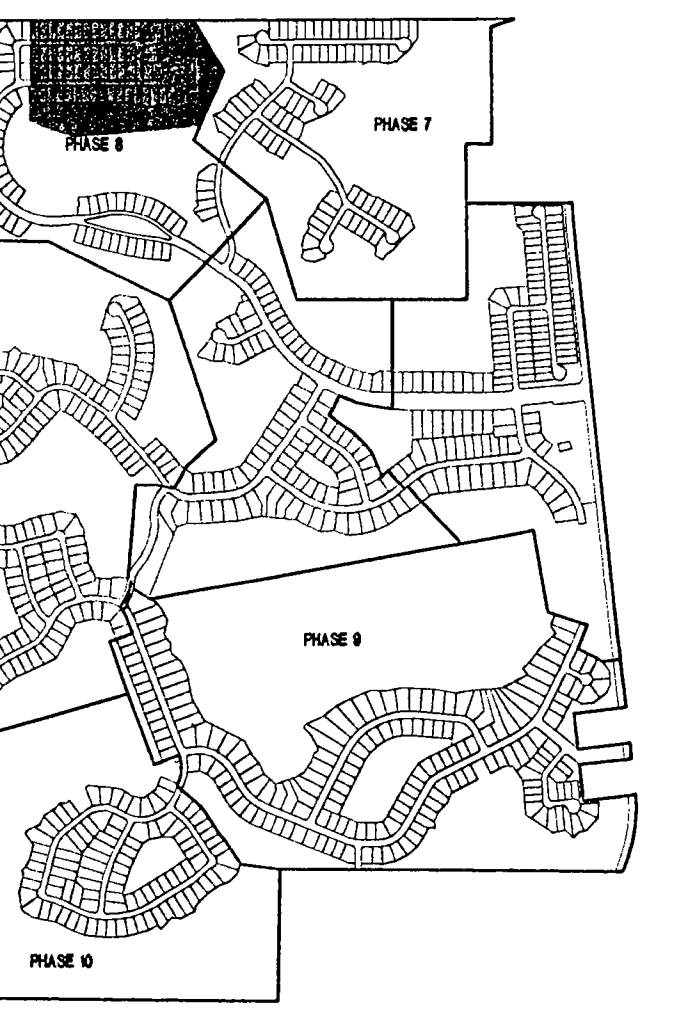
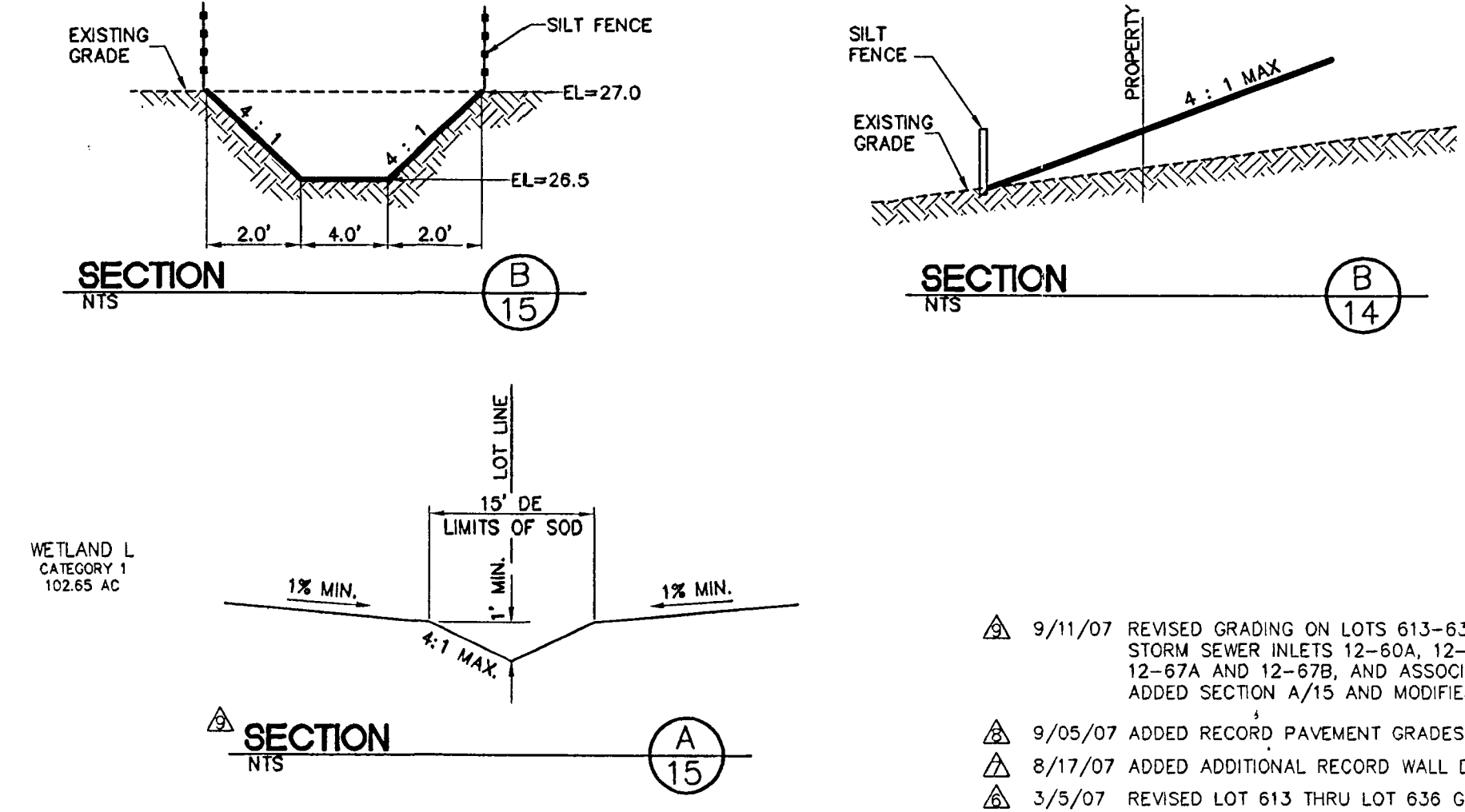
- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Floor Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Proposed Silt Fence
 - Existing Silt Fence
 - Additional Wetland Buffer
 - Buffer Encroachment
 - Limits of Wetland Impact
 - Limits of Temporary Wetland Impact
 - Outfall Rip Rap
 - Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
 - Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")

OCS-L5

INLET TYPE	D
GRATE ELEV.	32.90
WEIR WIDTH	8"
WEIR ELEV.	31.05
WATER QUALITY ORIFICE	0.8"
WATER QUALITY ORIFICE ELEV.	30.09
PIPE INVERT	29.90

LOCATION 20

BELLE HAVEN DRIVE PROFILE
SEE SHEETS 37 AND 38



SHEET LOCATION MAP

OCS-T

INLET TYPE	D
GRATE ELEV.	29.80
WEIR WIDTH	6"
WEIR ELEV.	27.57
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	26.80

- 9/11/07 REVISED GRADING ON LOTS 613-636 AND ADDED STORM SEWER INLETS 12-60A, 12-60B, 12-60C, 12-67A AND 12-67B, AND ASSOCIATED STORM PIPES. ADDED SECTION A/15 AND MODIFIED INLET 12-60.
- 9/05/07 ADDED RECORD PAVEMENT GRADES
- 8/17/07 ADDED ADDITIONAL RECORD WALL DATA
- 3/5/07 REVISED LOT 613 THRU LOT 636 GRADING, REVISED STRUCTURE 12-60A, AND REVISED EMERGENCY VEHICLE TURNAROUND LAYOUT.

5/16/06	ADDED STRUCTURE 12-68A - 12-68D	506-62
2/7/07	ADDED RECORD STORM SEWER AND DRAINAGE DATA	84
2/13/08	REVISED REAR GRADING ELEVATIONS ON LOTS 550-552 AND LOTS 557/558 SIDEYARD GRADING. REVISED LOTS 550-551 F.F. ELEV.	F.B. & P.G.
10/19/05	ELIMINATED BUMP SWALES	
4/15/05	REV. PER SWFMD COMMENTS	

APPROVED AS-BUILTS

INSPECTION CONDUCTED BY DISTRICT
INSPECTION NOT CONDUCTED BY DISTRICT
RIGHT RESERVED FOR DISTRICT INSPECTION

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
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THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

SHEET DESCRIPTION:
WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN

43026810.008

43026810.011

Location 17: Flared End Section is obstructed with vegetation overgrowth, inhibiting water flow to wetland. Cut and remove a 6'x12' section of vegetation around outfall to ensure proper flow into the downstream Wetland C. See location map for removal limits.



Location 18: Dead tree limb inhibiting stormwater flow from swale to adjacent inlet. Remove and dispose of dead tree limb from drainage/access easement.



Location 19: Outfall Control Structure OCS-E3A is missing a steel rivet on the tie back connection. Add rivet and secure to pond bank.

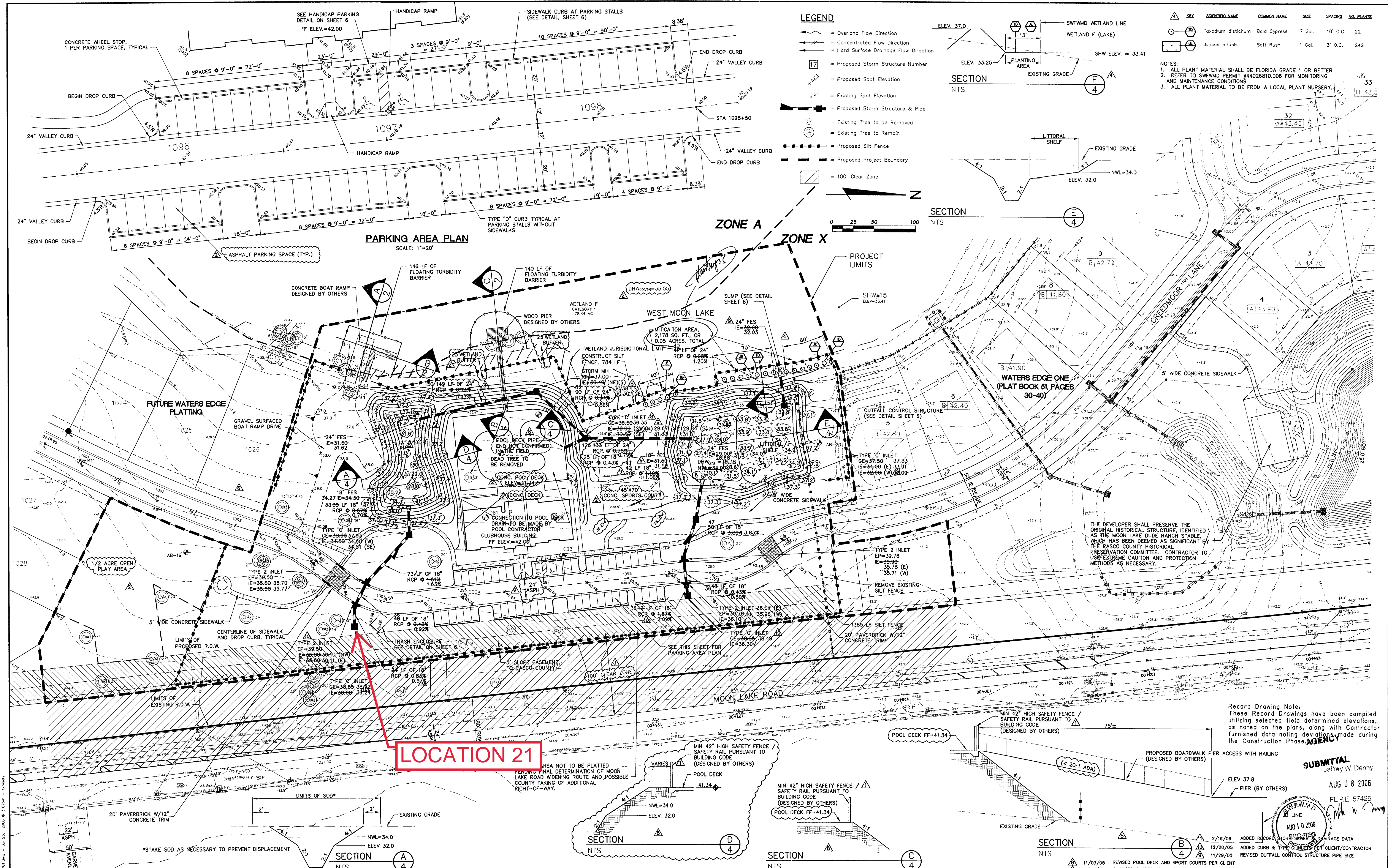


Location 20: Pond banks along Pond T1 showing signs of patchy or missing sod, exposing sandy soils leading to minor erosion. Based on review of historical imagery, this issue has been going on since the development of the property occurred. Recommend removing 2" of sod and existing sandy soil, adding 1" of clay soil and 1" of topsoil with bahia sod, to prevent erosion in the future. Approximate affected area between 10,000-12,000 square feet along pond bank.



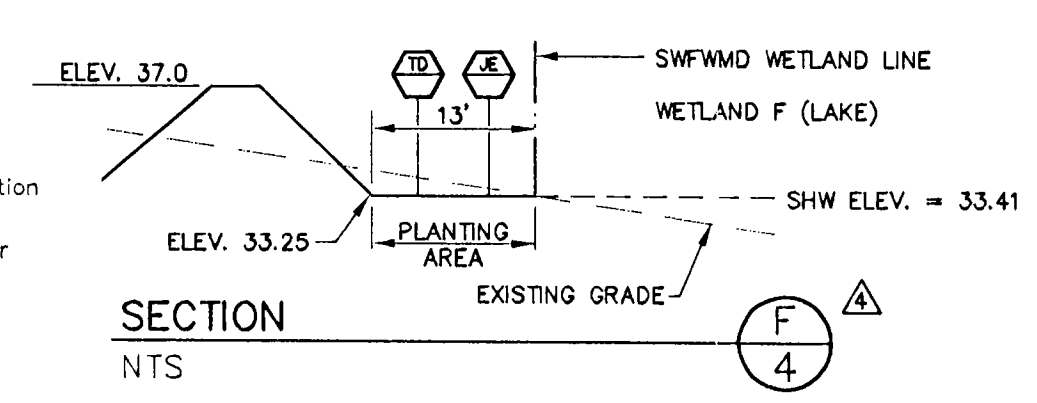
11059 Belle Haven Drive





LEGEND

- Overland Flow Direction
- Concentrated Flow Direction
- Hard Surface Drainage Flow Direction
- Proposed Storm Structure Number
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Storm Structure & Pipe
- Existing Tree to be Removed
- Existing Tree to Remain
- Proposed Silt Fence
- Proposed Project Boundary
- 100' Clear Zone



KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NO. PLANTS
10	Taxodium distichum	Bald Cypress	7 Gal.	10' O.C.	22
11	Juncus effusus	Soft Rush	1 Gal.	3' O.C.	242

NOTES:
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE 1 OR BETTER
2. REFER TO SWFMD PERMIT #4026810.008 FOR MONITORING AND MAINTENANCE CONDITIONS
3. ALL PLANT MATERIAL TO BE FROM A LOCAL PLANT NURSERY.

DESIGNED
GBW
DRAWN
RAH
CHECKED
G.C.

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd., New Port Richey, FL 34655
Tel: (727) 849-7588 - Fax: (727) 948-3648
E.B. No. 7421

PREPARED FOR:
THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

SHEET DESCRIPTION:
**WATERS EDGE CLUBHOUSE
PHASE 5
PART OF PARCEL II
CONSTRUCTION / STORMWATER MANAGEMENT
SITE PLAN WITH
PAVING, GRADING, AND DRAINAGE PLAN**

NO.	DATE	REVISIONS	APP'D BY
1	11/03/05	REVISED POOL DECK AND SPORT COURTS PER CLIENT	
2	08/29/05	CHANGED SWALES TO PIPES	
3	7/28/05	REVISED SILT FENCE PER SWFMD COMMENTS	
4	5/31/05	CHANGED DRY POND TO WET POND & REVISED ASSOCIATED GRADING AND STORM SEWER	
5	3/21/05	ADDED MITIGATION AREA	
6	1/12/05	ADDED 100' CLEAR ZONE & FIXED SILT FENCE	
7	12/27/04	LABELED SURFACES, ADDED WETLAND BUFFER, OPEN PLAY AREA, ADDITIONAL SILT FENCE, AND DRAINAGE INFORMATION PER PASCO COUNTY	
8	11/23/04	REVISED PER SWFMD COMMENTS	

REVISIONS

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

SUBMITTAL
Jeffrey W. Denny
AUG 0 8 2008
FL P.E. 57425

Location 21: Sediment buildup inside Type C drainage inlet. Remove and dispose of sediment in bottom of inlet box.



Tab 3



MONTHLY REPORT

MAY 1, 2022



WATERSEEDGE

Inspection Date:

April 21, 2022

Prepared For:

Jayna Cooper

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

SUMMARY:

Water levels have come up a few inches since last month. We still very much need rain to help with these shallower ponds. Getting our normal algae blooms this time of the year but all is under control.

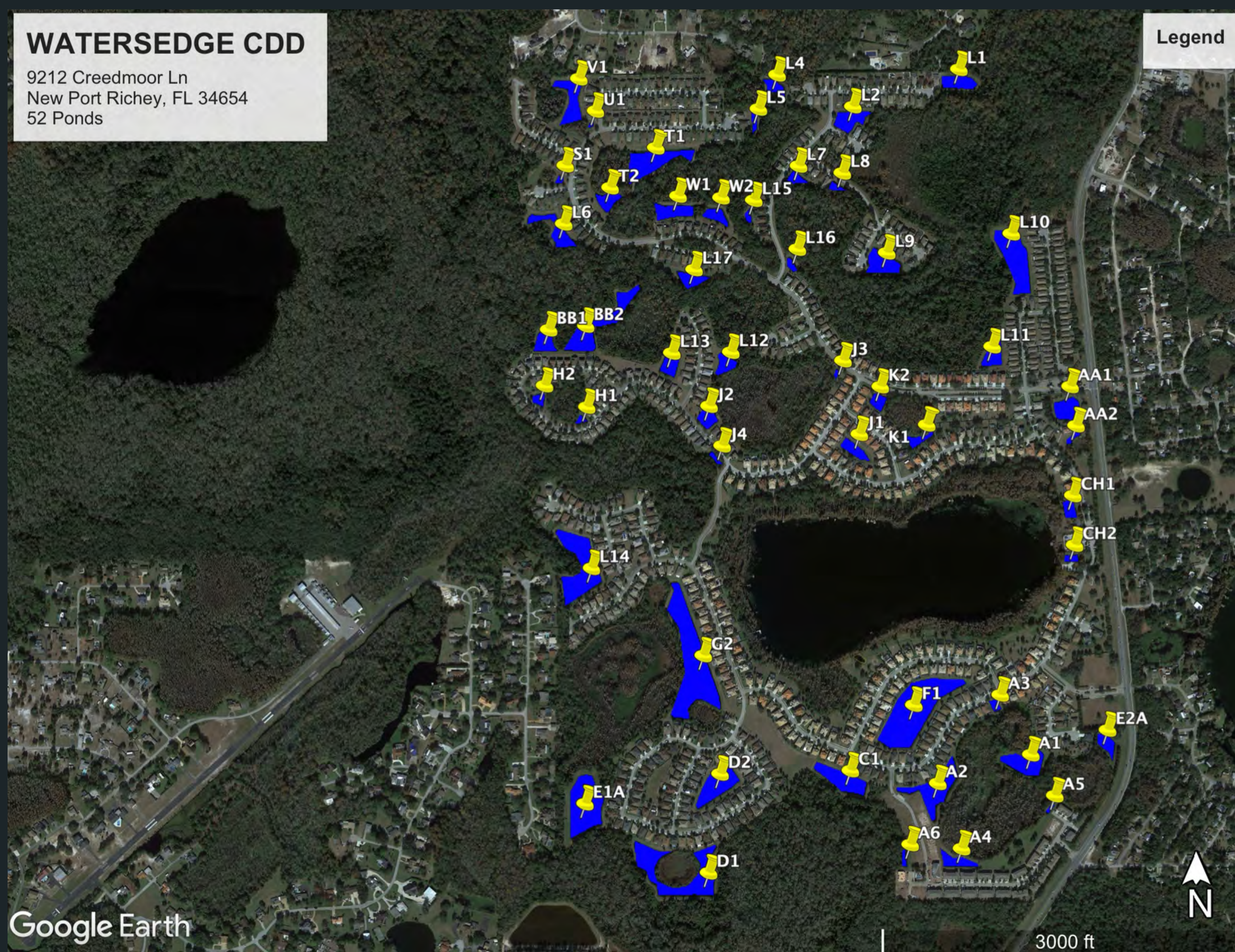
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft





POND TREATMENTS

L11: Algae has been treated.

L10: Algae and Shoreline vegetation has been treated.

T1: Algae, Spike rush and Duckweed has been treated.

V1: Shoreline vegetation has been treated.

C1: Spike rush has been treated.

F1: Shoreline vegetation has been treated.

L1: Algae has been treated.

L8: Algae and Shoreline vegetation has been treated.

L2: Algae has been treated.

AA1: Algae has been treated.

W1: Shoreline vegetation has been treated.

L6: Shoreline vegetation has been treated.

L7: Shoreline vegetation and Algae has been treated.

POND TREATMENTS

L9: Shoreline vegetation has been treated.

A2: Spike rush and shoreline vegetation have been treated.

Tab 4

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	April 7, 2022
Client:	Water's Edge HOA
Attended by:	HOA/CDD –Teri Geney Manager- Rocco Iervasi Ameriscape- Armando Taylor PSA-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed by April 25, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on April 26, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

All the turf varieties are actively growing. Grass is now being mowed every week as per the specifications. The grass was neatly mowed and edged.

General work order-all the planting beds need to be better defined for the growing season. *Photo below.*



Basketball court-remove remaining leaf drop.

Done

3 TURF COLOR

There was an improvement in the turf color over the past month.

Bellehaven entry and exit- turf color was a lightly mottled medium green.

Slidell inbound and outbound- turf color remained a mottled medium green.

Veteran's Park- turf color was a lightly mottled medium green.

Clubhouse parking lot fence line- turf color was a lightly mottled medium green.

Clubhouse front left side and berm area- turf color ranged a mottled medium green to a consistent medium green.

Clubhouse lawn along northern section of Moon Lake Road- turf color was a mottled medium green.

Moon Lake Road- turf color was a mottled medium green.

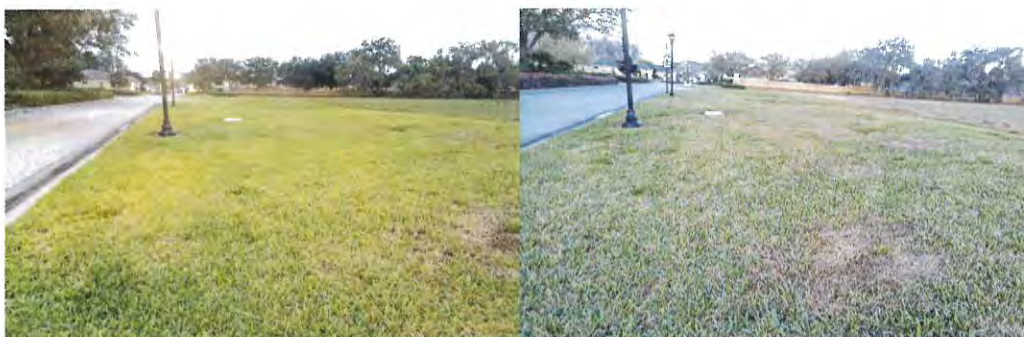
April

April



April

March



March



March



February



February



February



February



January



January



2 TURF DENSITY

Belle Haven gate- the density ranged from fair to good on the entry side and exit side. Some of the poor density turf areas are scheduled for sod replacement.

Moon Lake Road- the density ranged from fair to good.

Clubhouse front left side and berm area- the front left side density was strong. The density of the left side berm still ranged from poor to fair. Some of the poor density turf areas are scheduled for sod replacement.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence still ranged from fair to good.

Clubhouse lawn along the edge of the parking along Moon Lake Road- the density was good except for areas killed off by disease. This area is scheduled for warranty sod replacement.

Common areas- Bahia turf density ranged from fair to good.

Veteran's Park- Bahia turf density was good.

Slidell gate- the density ranged from fair to good.

3 TURF WEED CONTROL

Bellehaven entry and sidewalk- spot treat broadleaf weeds inside and outside of gate. *Done 4-19-22*

Clubhouse left side behind the pond- spot treat broadleaf weed. *Done 4/19*

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse parking lot- replace dead turf. WARRANTY WORK. Scheduled. *Photo below.*



Scheduled for 4/24

Clubhouse left side pool- replace dead turf. WARRANTY WORK. Scheduled. *4-24*

Bellehaven entry side- replace dead turf. WARRANTY WORK. Scheduled. *4-24*

The turf is actively growing and was neatly mowed and trimmed at the correct height. Both the color and density have improved over the past month. The patch disease has subsided. The turf weeds are still present and should be spot treated before the temperatures get too hot. Be certain that pro-active insect controls are applied. In

addition, turf panels that have a tendency to get summertime diseases such as take-all rot should also be pro-actively treated with fungicide. Warranty turf replacement is scheduled for the coming weeks.

Per specifications: *As a condition of this agreement, the Contractor shall be responsible to alleviate any soil compaction on problematic areas up to a total area of 10,000 square feet. The soil shall be core aerated. This will be performed in the spring.*

3 SHRUB – TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

The newly installed firebush that suffered some frost damage are recovering. *Photo below.*

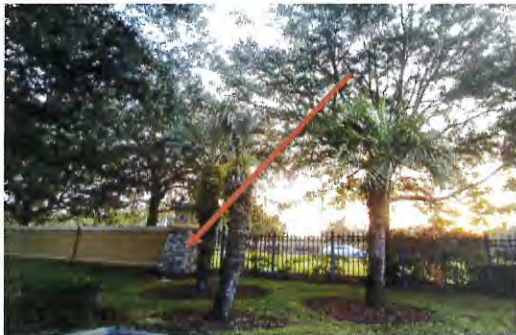


Warranty shrub replacement is scheduled for the coming weeks. *done*

Moon Lake Road wall- cut back and treat Fakahatchee grass for spider mites. *ongoing*

Across parking lot from basketball court-palm tree has not flourished for past few years. It should be considered for removal and then sodded over. *Photo below*

Pending Estimate



Belle Haven inbound - assess condition of large oak. It may be insect infested, has a co-dominant lead, a large section of bark has fallen off. Photos below. *DAC Assessed and is in decline*



Clubhouse right side fence- 3 Washingtonia palms are dead. Clubhouse right side rear- another Washingtonia palm is dead. This is not a warranty issue. The newly installed one needs to be replaced. Washingtonian palm #2 may be in further decline. Monitor the health of palms 2 and 5. Palm 2 appears to be recovering. **WARRANTY WORK.** Photo below.

November



February



March



April



3 BED WEED CONTROL

Bed and crack weeds were well managed.

Boat ramp driveway- treat crack weeds. *Don*

Bellehaven exit pedestrian gate- remove jasmine from juniper. *Photo below.*



Pond on right side of basketball court- remove bed weeds under cypress trees. *Photo below.*



Don

3 IRRIGATION MANAGEMENT

Irrigation was operational along Slidell.

Irrigation was operational at clubhouse.

Bellehaven median 11639 and 11645- repair dripline breaks. *Don*

The landscape appears to be receiving sufficient irrigation.

Monthly irrigation wet check reports must submitted to management. This is a contractual requirement.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having "holes" in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Bellehaven island 11228- cut back palmettos along woodline *Done 4-20*

Bellehaven exit pedestrian gate- remove dead leaves from philodendron. *Done*

Bellehaven exit pedestrian gate berm- cut back firecracker bush. *Photo below. Done 4-20*



Bellehaven entry median- lower and level out the lorapetalum hedge. *Photo below. Done 4-20-22*



Bellehaven exit pedestrian gate on both sides of sidewalk- prune dead sections from juniper. *Done*

3 TREE PRUNING

Parking lot island by basketball court fire hydrant and across the lot-elevate oak trees over parking spaces.

Ongoing

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of vegetative debris or litter to be removed.

Basketball court- consider putting a rock border by drain to prevent mulch from washing into drain. *Photo below.*



1 APPEARANCE OF SEASONAL COLOR

The geraniums were only providing a poor to fair curb appeal. They were spaced too far apart. They needed to be deadheaded and some were diseased. *Photo below.*

treated 4-20-22

April

April



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 32 of 36 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for APRIL services should be released after the receipt of the DONE REPORT.

FOR MANAGER None

PROPOSALS

Clubhouse playground- it appears there is a break in the corrugated drain pipe. There is a sunken area off soil next to the sidewalk. This is a hazard.

Bellehaven lift station- tie into reclaimed line.

Bellehaven entry along Moon Lake- submit a proposal to remove juniper that is infested with torpedo grass and replace with Bahia sod.

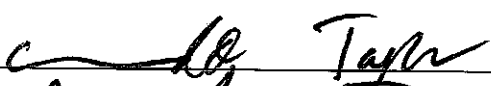
Slidell- install 6 cabbage palms and firebush on the entry side and 6 cabbage palms without firebush on the exit side.

Submit a proposal to spread a seed mix of winter rye, common Bermudagrass and Bahiagrass. Price should be based a per 1000/sf rate. State how many pounds of seed per 1000 s/f. Price should be based per 50lb bag. Submit a proposal to seed compacted soil at basketball court. Area should be core aerated (within contract) and then seeded with a seed mix of millet or winter rye, common Bermudagrass and Bahia grass.

SUMMARY

ASI performed to contractual standards for this inspection. The turf is actively growing and is now being mowed weekly as per the specifications. The color and density of the lawn improved over the past month and were appropriate for early spring. There were still broadleaf weeds present. They need to be controlled before the air temperature becomes too hot. There were no indications of turf insect or disease, but proactive control measures should be taken to prevent damage from both. Warranty sod and plant replacement are scheduled over the coming weeks. The majority of the shrubs were healthy. A few pruning issues for shrubs and trees needed to be taken care of. The bed and crack weed control was good. The landscape appears to be receiving sufficient irrigation. No major issues were noted, just some minor repairs. The newly installed flower display was providing a poor to fair curb appeal.

ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature 
Print Name Armand Taylor
Company ASI Landscape Mgt.
Date 4-25-22

Tab 5

PSA --- HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	May 5, 2022
Client:	Water's Edge HOA
Attended by:	HOA/CDD –Michaela Ballou Manager- Rocco Iervasi Ameriscape- Armando Taylor PSA-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed by May 23, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on May 24, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf had a very clean and precise cut. No excess clippings were left on the grass. The hard edging was vertical. The line trimming was performed at the same height as the mowing. Most of the bed lines were neatly defined and the cleanup of hard surfaces was thorough.

Clubhouse left side pool fence- soft edge bed. Turf runners are extending into bed.

Bridgeton across from park- line trim around culvert and cut away log to allow water to flow. *Photo below.*



Basketball court by pond-soft edge bed. Turf runners are extending into bed.

3 TURF COLOR

Bellehaven entry and exit- turf color remained a lightly mottled medium green.

Slidell inbound and outbound- turf color remained a mottled medium green.

Veteran's Park- turf color was a consistent medium green.

Clubhouse parking lot fence line- turf color was a consistent medium green.

Clubhouse front left side and berm area- turf color still ranged from a mottled medium green to a consistent medium green.

Clubhouse lawn along northern section of Moon Lake Road- turf color remained a mottled medium green.

Moon Lake Road- turf color was a mottled medium green.

May

May



May

April



April



April



March



March



March



February



February



3 TURF DENSITY

Bellehaven gate- the density still ranged from fair to good on the entry side and exit side. The inside of the entry gate has new sod and the density is now very good.

Moon Lake Road- the density ranged from fair to good.

Clubhouse front left side and berm area- the front left side density was strong. The density of the left side berm was now good due to the installation of new sod.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence was good.

Clubhouse lawn along the edge of the parking along Moon Lake Road- the density was good.

Common areas- Bahia turf density still ranged from fair to good.

Veteran's Park- Bahia turf density was strong.

Slidell gate- the density still ranged from fair to good.

2 TURF WEED CONTROL

Bellehaven entry and exit- treat broadleaf weeds and sedge. High visibility area.

Slidell exit- treat broadleaf weeds and sedge. High visibility area.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf was properly mowed and trimmed at the correct height. The color and density further improved over the past month. The turf weed volume has increased at the two entrances. There was no indication of turf insect damage but monitor the new sod along the clubhouse berm for possible disease activity. In addition, monitor for grub and chinch bug activity.

Slidell- there does not appear to be any disease activity on Slidell. This turf is susceptible to take all rot.

Per specifications: *As a condition of this agreement, the Contractor shall be responsible to alleviate any soil compaction on problematic areas up to a total area of 10,000 square feet. The soil shall be core aerated. This will be performed in the spring.*

3 SHRUB – TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse right side pool fence- declining palms have been removed. Three palms remain. *Photo below.*



Creedmoor at Bellehaven- replace dead firebush. WARRANTY WORK.

Bellehaven median 11705- liquid fertilize magnolias.

Bridgeton park- newly installed roebellini palms are growing well. *Photo below.*



The newly installed firebush that suffered some frost damage continue to recover. Only one plant needs to be replaced under warranty. *Photo below.*

April

May



3 BED WEED CONTROL

Bed and crack weeds were well managed.

Bellehaven entry at Moon Lake- remove bed weeds from juniper.

Bellehaven center median- remove bed weeds.

Bellehaven exit pedestrian gate- remove jasmine from juniper.

Bridgeton park- remove bed weeds from palmetto beds and tree rings.

Bellehaven median 11645- remove bed weeds.

Boat ramp driveway- treat crack weeds.

2 IRRIGATION MANAGEMENT

Most of the landscape appears to be receiving sufficient irrigation. A number of irrigation zones were running through their scheduled cycles. There were a few breaks and/or leaks noted.

Slidell exit- repair irrigation break. *Photo below.*



Pump station-cap spray head behind fence.

Clubhouse right side of front walk- azaleas are wilting. *Photo below.*



Bellehaven median 11710 and 11726- repair irrigation breaks. *Photo below.*



Bellehaven median 11631- repair irrigation break

Monthly irrigation wet check reports must submitted to management. This is a contractual requirement.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

The majority of the shrubs were neatly pruned and maintaining their shape.

Bridgeton dock- cut back vegetation away from decking. *Photo below.*



Bridgeton park- cut back wood line.

3 TREE PRUNING

Bellehaven entry wall and Moon Lake- shape volunteer crape myrtle.

Cobbs Ferry pond- elevate all oak trees. *Photo below.*



Parking lot island by basketball court fire hydrant and across the lot-elevate oak trees over parking spaces. Missed from last inspection. *Photo below.*



Pump station area and rear of reclaim pond- remove heavy moss accumulation from crape myrtles.

Fairhope Court- prune oak tree around street light.

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of vegetative debris or litter to be removed.

Basketball court- consider putting a rock border by drain to prevent mulch from washing into drain. *Photo below.*



1 APPEARANCE OF SEASONAL COLOR

The geraniums were providing poor curb appeal. They were planted too far apart, they required deadheading and many have rotted out. ***When flowers are in poor condition such as these, ASI should quickly remove them and replace them under warranty. They should not stay in the bed in such a condition.***

April

April



May

May



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 31 of 36 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for MAY services should be released after the receipt of the DONE REPORT.

FOR MANAGER None

PROPOSALS

Clubhouse playground- it appears there is a break in the corrugated drain pipe. There is a sunken area off soil next to the sidewalk. This is a hazard.

Bellehaven lift station- tie into reclaimed line.

Bellehaven entry along Moon Lake- submit a proposal to remove juniper that is infested with torpedo grass and replace with Bahia sod.

Slidell- install 6 cabbage palms and firebush on the entry side and 6 cabbage palms without firebush on the exit side.

Submit a proposal to spread a seed mix of winter rye, common Bermudagrass and Bahiagrass. Price should be based a per 1000/sf rate. State how many pounds of seed per 1000 s/f. Price should be based per 50lb bag. Submit a proposal to seed compacted soil at basketball court. Area should be core aerated (within contract) and then seeded with a seed mix of millet or winter rye, common Bermudagrass and Bahia grass.

SUMMARY

ASI performed to contractual standards for this inspection. The lawn areas were mowed, trimmed and edged in accordance with the specifications. Some soft edging is required. The turf color ranged from a lightly mottled medium green to a consistent medium green with most turf panels having a fair to strong density. The broadleaf weeds and sedge are still present in large volume in some high visibility areas. There were no indications of any significant insect activity but there may be some disease present in the new sod at the clubhouse. The shrubs were generally healthy with most of them maintaining their shape from recent pruning. Some hardwood tree pruning and wood line cutbacks are needed. The bed and crack weeds were well managed. The landscape appears to be receiving sufficient irrigation. There were a some repairs needed. The seasonal flower display of geraniums was providing a poor curb appeal and should be replaced immediately under the warranty.

ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature _____

Print Name _____

Company _____

Date _____

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** June 23, 2022 at 3:30 p.m.
- **Next Election (Seats 1-George Anastasopoulos & 5-Tim Haslett):** November 8, 2022

District Manager's Report

May 26

2022

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FINANCIAL SUMMARY

03/31/2022

General Fund Cash &
Investment Balance: \$391,608

Reserve Fund Cash &
Investment Balance: \$369,190

Debt Service Fund Investment
Balance: \$1,142,440

**Total Cash and Investment
Balances: \$1,903,238**

General Fund Expense Variance: \$7,764 **Under
Budget**



Rizzetta & Company

Election Information: Candidate qualifying is noon, Monday, June 13, 2022- Noon, Friday, June 17, 2022. NO paperwork is accepted after this time. Special District Candidate Information is included on the next page.

- ✓ For more information, visit www.PascoVotes.gov
- ✓ For questions, contact the Supervisor of Elections Office at 800-851-8754 or talligood@pascovotes.gov



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

March 31, 2022

Prepared by: Rizzetta & Company, Inc.

watersedgecdd.org
rizzetta.com

Waters Edge Community Development District

Balance Sheet

As of 3/31/2022

(In Whole Numbers)

	General Fund	Reclaim Water Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	141,964	0	0	0	141,964	0	0
Reclaimed Water Account	0	76,081	0	0	76,081	0	0
Investments	249,644	0	0	1,142,440	1,392,084	0	0
Investments - Reserve	0	0	369,190	0	369,190	0	0
Accounts Receivable	16,411	0	0	27,216	43,628	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	3,965	0	0	0	3,965	0	0
Due From Other Funds	20,979	0	0	0	20,979	0	0
Amount Available in Debt Service	0	0	0	0	0	0	1,169,657
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,285,343
Fixed Assets	0	0	0	0	0	6,633,196	0
Total Assets	432,963	76,081	369,190	1,169,657	2,047,891	6,633,196	8,455,000
Liabilities							
Accounts Payable	8,868	0	0	0	8,868	0	0
Accrued Expenses Payable	7,692	5,700	0	0	13,392	0	0
Due To Other Funds	0	8,749	12,230	0	20,979	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	8,455,000
Total Liabilities	16,560	14,449	12,230	0	43,239	0	8,455,000
Fund Equity & Other Credits							
Beginning Fund Balance	212,691	32,579	350,889	589,764	1,185,923	6,633,196	0
Net Change in Fund Balance	203,713	29,053	6,071	579,893	818,729	0	0
Total Fund Equity & Other Credits	416,404	61,632	356,960	1,169,657	2,004,652	6,633,196	0
Total Liabilities & Fund Equity	432,963	76,081	369,190	1,169,657	2,047,891	6,633,196	8,455,000

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	20	20	0.00%
Special Assessments					
Tax Roll	369,700	369,700	371,062	1,362	(0.36)%
Other Miscellaneous Revenues					
Pump Station	0	0	18,365	18,365	0.00%
Total Revenues	369,700	369,700	389,447	19,747	(5.34)%
Expenditures					
Legislative					
Supervisor Fees	12,000	6,000	5,800	200	51.66%
Financial & Administrative					
Administrative Services	4,865	2,433	2,481	(48)	49.00%
District Management	23,500	11,750	11,985	(235)	49.00%
District Engineer	8,000	4,000	7,712	(3,712)	3.60%
Disclosure Report	2,000	0	0	0	100.00%
Trustees Fees	3,775	1,888	1,986	(98)	47.40%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,400	2,700	2,754	(54)	49.00%
Assessment Roll	5,400	5,400	5,508	(108)	(2.00)%
Accounting Services	12,975	6,488	6,618	(130)	48.99%
Auditing Services	3,400	3,400	3,129	271	7.97%
Arbitrage Rebate Calculation	450	0	0	0	100.00%
Public Officials Liability Insurance	2,960	2,960	2,826	134	4.52%
Legal Advertising	500	250	217	33	56.64%
Miscellaneous Mailings	1,500	750	0	750	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	5,000	2,500	2,588	(87)	48.25%
Legal Counsel					
District Counsel	10,000	5,000	7,550	(2,550)	24.50%
Electric Utility Services					
Utility Services	36,000	18,000	4,809	13,191	86.64%
Stormwater Control					
Fountain Service Repair & Maintenance	3,500	1,750	600	1,150	82.85%
Lake/Pond Bank Maintenance	7,500	3,750	0	3,750	100.00%

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	26,220	13,110	13,110	0	50.00%
Mitigation Area Monitoring & Maintenance	500	250	0	250	100.00%
Aquatic Plant Replacement	5,000	2,500	0	2,500	100.00%
Stormwater System Maintenance	7,500	3,750	2,870	880	61.73%
Other Physical Environment					
Property Insurance	5,000	5,000	3,616	1,384	27.68%
General Liability Insurance	2,960	2,960	2,826	134	4.52%
Entry & Walls Maintenance	2,500	1,250	2,870	(1,620)	(14.80)%
Landscape Maintenance	95,266	47,633	54,243	(6,610)	43.06%
Irrigation System Monitoring & Maintenance	20,000	10,000	821	9,179	95.89%
Well Maintenance	5,000	2,500	0	2,500	100.00%
Landscape - Mulch	7,000	3,500	2,510	990	64.14%
Water Use Permit	0	0	5,500	(5,500)	0.00%
Landscape Replacement Plants, Shrubs, Trees	10,000	5,000	3,480	1,520	65.20%
Reclaimed Pump Maintenance & Repairs	13,704	6,852	24,609	(17,757)	(79.57)%
Contingency					
Miscellaneous Contingency	20,000	10,000	2,544	7,456	87.28%
Total Expenditures	369,700	193,498	185,734	7,764	49.76%
Excess Of Revenues Over (Under) Expenditures	0	176,202	203,713	27,510	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	176,202	203,713	27,510	0.00%
Fund Balance, Beginning of Period	0	0	212,691	212,691	0.00%
Fund Balance, End of Period	0	176,202	416,404	240,202	0.00%

Waters Edge Community Development District

Statement of Revenues and Expenditures

101 - Reclaim Water Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Special Assessments				
Tax Roll	49,774	49,774	0	0.00%
Total Revenues	<u>49,774</u>	<u>49,776</u>	<u>2</u>	<u>0.00%</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	20,724	29,050	58.36%
Total Expenditures	<u>49,774</u>	<u>20,724</u>	<u>29,050</u>	<u>58.36%</u>
Excess Of Revenues Over (Under)	0	29,053	29,053	0.00%
Expenditures				
Exc. Of Rev/Other Sources	0	29,053	29,053	0.00%
Over/(Under) Expend./Other Uses				
Fund Balance, Beginning of Period	0	32,579	32,579	0.00%
Fund Balance, End of Period	<u>0</u>	<u>61,632</u>	<u>61,632</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	18	18	0.00%
Special Assessments				
Tax Roll	18,283	18,283	0	0.00%
Total Revenues	<u>18,283</u>	<u>18,301</u>	<u>18</u>	<u>0.10%</u>
Expenditures				
Contingency				
Capital Reserve	18,283	12,230	6,053	33.10%
Total Expenditures	<u>18,283</u>	<u>12,230</u>	<u>6,053</u>	<u>33.11%</u>
Excess Of Revenues Over (Under) Expenditures	0	6,071	6,071	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	6,071	6,071	0.00%
Fund Balance, Beginning of Period	0	350,889	350,889	0.00%
Fund Balance, End of Period	<u>0</u>	<u>356,960</u>	<u>356,960</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	17	17	0.00%
Special Assessments				
Tax Roll	757,933	760,292	2,359	0.31%
Total Revenues	757,933	760,309	2,376	0.31%
Expenditures				
Debt Service				
Interest	327,933	165,416	162,517	49.55%
Principal	430,000	15,000	415,000	96.51%
Total Expenditures	757,933	180,416	577,517	76.20%
Excess Of Revenues Over (Under) Expenditures	0	579,893	579,893	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	579,893	579,893	0.00%
Fund Balance, Beginning of Period	0	589,764	589,764	0.00%
Fund Balance, End of Period	0	1,169,657	1,169,657	0.00%

**Waters Edge CDD
Investment Summary
March 31, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2022</u>
The Bank of Tampa	Money Market	\$ 249,644
Total General Fund Investments		<u>\$ 249,644</u>
The Bank of Tampa ICS Capital Reserve		
BOKF, National Association	Money Market	\$ 2
Dime Community Bank	Money Market	248,351
Western Alliance Bank	Money Market	120,837
Total Reserve Fund Investments		<u>\$ 369,190</u>
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,027
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,108
US Bank Series 2015 Revenue	US Bank Money Market 5	759,124
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
Total Debt Service Fund Investments		<u>\$ 1,142,440</u>

Waters Edge Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	15,719.28
12/31/2021	Waters Edge Master HOA	OMR1221-2	692.00
		Total 001 - General Fund	16,411.28

Waters Edge Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	27,216.40
		Total 200 - Debt Service Fund	27,216.40
Report Balance			43,627.68

Waters Edge Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2022

001 - General Fund

From 3/1/2022 Through 3/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Royce Bravo Security and Access Control, LLC	3/7/2022	36159030722	Fence Installation 03/22	2,049.00
Straley Robin Vericker	3/23/2022	21275	General Legal Services 03/22	1,855.00
Times Publishing Company	3/23/2022	0000215399 03/23/22	Account # 113848 Legal Advertising 03/22	90.40
Timothy M Haslett	3/24/2022	TH032422	Board of Supervisor Meeting 03/24/22	200.00
George Anastasopoulos	3/24/2022	GA032422	Board of Supervisor Meeting 03/24/22	200.00
Jason Peterson	3/24/2022	JP032422	Board of Supervisor Meeting 03/24/22	200.00
Michaela A. Ballou	3/24/2022	MB032422	Board of Supervisor Meeting 03/24/22	200.00
Teri Lynn Geney	3/24/2022	TG032422	Board of Supervisor Meeting 03/24/22	200.00
Cardno, Inc.	3/25/2022	531613	Engineering Services 03/22	2,155.00
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189378 03/22	11909 Slidell St. - Pump 03/22	68.79
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189381 03/22	11406 Belle Haven Dr. - Well 03/22	35.04
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189382 03/22	11406 Biddeford Place - Well 03/22	35.04
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189383 03/22	9101 Creedmoor Ln - Pump 03/22	35.04
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189384 03/22	9136 Creedmore Ln - Well 03/22	1,402.22
GHS Environmental	3/29/2022	2022-214	Monthly Meter Reading - Pump Station 03/22	142.00
Total 001 - General Fund				8,867.53
Report Total				8,867.53

**Waters Edge Community Development District
Notes to Unaudited Financial Statements
March 31, 2022**

Balance Sheet

1. Trust statement activity has been recorded through 03/31/2022.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7

**Waters Edge Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Waters Edge Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Waters Edge Community Development District (the "District") as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors
Waters Edge Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Waters Edge Community Development District, as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 2, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Waters Edge Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 2, 2022

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

Management's discussion and analysis of Waters Edge Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function, and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021:

- ◆ The District's total assets were exceeded by total liabilities by \$(4,961,511) (net position). Unrestricted net position for Governmental Activities was \$(850,477). Governmental Activities restricted net position was \$73,782 and net investment in capital assets was \$(4,184,816).
- ◆ Governmental activities revenues totaled \$1,120,107 while governmental activities expenses totaled \$1,017,013.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 610,732	\$ 652,068
Restricted assets	589,765	587,852
Capital assets, net	2,373,496	2,670,685
Total Assets	<u>3,573,993</u>	<u>3,910,605</u>
Deferred Outflow of Resources	<u>74,884</u>	<u>80,048</u>
Total Assets and Deferred Outflow of Resources	<u>3,648,877</u>	<u>3,990,653</u>
Current liabilities	582,420	598,120
Non-current liabilities	8,027,968	8,457,138
Total Liabilities	<u>8,610,388</u>	<u>9,055,258</u>
Net investment in capital assets	(4,184,816)	(6,126,405)
Net position - restricted	73,782	445,615
Net position - unrestricted	(850,477)	616,185
Total Net Position	<u>\$ (4,961,511)</u>	<u>\$ (5,064,605)</u>

The decrease in current assets is the result of the decrease in accounts payable and expenditures exceeding revenues at the fund level in the current year.

The decrease in capital assets was due to depreciation in the current year.

The decrease in non-current liabilities is the result of principal payments on long-term debt during the current year.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 1,119,961	\$ 1,111,439
General Revenues		
Investment earnings	146	3,054
Total Revenues	<u>1,120,107</u>	<u>1,114,493</u>
Expenses		
General government	118,029	99,090
Physical environment	555,187	527,881
Culture/recreation	273	1,800
Interest and other charges	343,524	354,138
Total Expenses	<u>1,017,013</u>	<u>982,909</u>
Change in Net Position	103,094	131,584
Net Position - Beginning of Year	<u>(5,064,605)</u>	<u>(5,196,189)</u>
Net Position - End of Year	<u><u>\$ (4,961,511)</u></u>	<u><u>\$ (5,064,605)</u></u>

The increase in general government is primarily due to the increase in engineering and legal expenses in the current year.

The increase in physical environment is primarily related to the increase in irrigation monitoring and capital reserve expenses.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Infrastructure	\$ 6,633,196	\$ 6,633,196
Accumulated depreciation	(4,259,700)	(3,962,511)
Total Capital Assets (Net)	<u>\$ 2,373,496</u>	<u>\$ 2,670,685</u>

The activity for the year consisted of depreciation of \$297,189.

General Fund Budgetary Highlights

The budget exceeded actual governmental expenditures primarily due to less irrigation monitoring expenditures than were anticipated.

The September 30, 2021 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2015, the District issued \$10,840,000 Series 2015 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2005 Capital Improvement Revenue Bonds. As of September 30, 2021, the balances outstanding for the Series 2015A-1 and 2015A-2 Bonds were \$8,070,000 and \$400,000, respectively.

Economic Factors and Next Year's Budget

Waters Edge Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Waters Edge Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Waters Edge Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Waters Edge Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 598,564
Accounts receivable	499
Prepaid expenses	11,669
Total Current Assets	<u>610,732</u>
Non-current Assets	
Restricted assets	
Investments	589,765
Capital assets being depreciated	
Infrastructure	6,633,196
Less: accumulated depreciation	<u>(4,259,700)</u>
Total Non-current Assets	<u>2,963,261</u>
Total Assets	<u>3,573,993</u>
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding	<u>74,884</u>
Total Assets and Deferred Outflow of Resources	<u>3,648,877</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	14,573
Accrued interest	137,847
Bonds payable	430,000
Total Current Liabilities	<u>582,420</u>
Non-current liabilities	
Bonds payable, net	<u>8,027,968</u>
Total Liabilities	<u>8,610,388</u>
NET POSITION	
Net investment in capital assets	(4,184,816)
Restricted for debt service	73,782
Unrestricted	<u>(850,477)</u>
Total Net Position	<u><u>\$ (4,961,511)</u></u>

See accompanying notes to financial statements.

Waters Edge Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (118,029)	\$ 111,714	\$ (6,315)
Physical environment	(555,187)	244,194	(310,993)
Culture/recreation	(273)	258	(15)
Interest and other charges	(343,524)	763,795	420,271
Total Governmental Activities	<u>\$ (1,017,013)</u>	<u>\$ 1,119,961</u>	<u>102,948</u>
General revenues:			
Investment earnings			<u>146</u>
Change in Net Position			103,094
Net Position - Beginning of Year			<u>(5,064,605)</u>
Net Position - End of Year			<u>\$ (4,961,511)</u>

See accompanying notes to financial statements.

Waters Edge Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 598,564	\$ -	\$ 598,564
Accounts receivable	499	-	499
Prepaid expenses	11,669	-	11,669
Restricted assets:			
Investments, at fair value	-	589,765	589,765
Total Assets	<u>\$ 610,732</u>	<u>\$ 589,765</u>	<u>\$ 1,200,497</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 14,573</u>	<u>\$ -</u>	<u>\$ 14,573</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenses	11,669	-	11,669
Restricted:			
Debt service	-	589,765	589,765
Assigned:			
Capital reserves	380,701	-	380,701
Reclaimed water	32,213	-	32,213
Unassigned:	171,576	-	171,576
Total Fund Balances	<u>596,159</u>	<u>589,765</u>	<u>1,185,924</u>
Total Liabilities and Fund Balances	<u>\$ 610,732</u>	<u>\$ 589,765</u>	<u>\$ 1,200,497</u>

See accompanying notes to financial statements.

Waters Edge Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 1,185,924
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure, \$6,633,196, net of accumulated depreciation, \$(4,259,700), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	2,373,496
Long-term liabilities, including bonds payable, (\$8,470,000), net of bond discount, net, \$12,032, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,457,968)
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.	74,884
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(137,847)</u>
Net Position of Governmental Activities	<u><u>\$ (4,961,511)</u></u>

See accompanying notes to financial statements.

Waters Edge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For The Year Ended September 30, 2021

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 356,166	\$ 763,795	\$ 1,119,961
Investment earnings	108	38	146
Total Revenues	<u>356,274</u>	<u>763,833</u>	<u>1,120,107</u>
Expenditures			
Current			
General government	118,029	-	118,029
Physical environment	257,998	-	257,998
Culture/recreation	273	-	273
Debt service			
Principal	-	420,000	420,000
Interest	-	342,313	342,313
Total Expenditures	<u>376,300</u>	<u>762,313</u>	<u>1,138,613</u>
Net change in fund balances	(20,026)	1,520	(18,506)
Fund Balances - Beginning of Year	<u>616,185</u>	<u>588,245</u>	<u>1,204,430</u>
Fund Balances - End of Year	<u><u>\$ 596,159</u></u>	<u><u>\$ 589,765</u></u>	<u><u>\$ 1,185,924</u></u>

See accompanying notes to financial statements.

Waters Edge Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ (18,506)
--	-------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(297,189)
--	-----------

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	420,000
--	---------

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(5,164)
--	---------

Bond discounts are amortized over the life of the bonds as interest. This is the current period amortization.	(830)
---	-------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	4,783
--	-------

Change in Net Position of Governmental Activities	<u>\$ 103,094</u>
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See accompanying notes to financial statements.

Waters Edge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND

For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 353,433	\$ 353,433	\$ 356,166	\$ 2,733
Investment earnings	-	-	108	108
Total Revenues	<u>353,433</u>	<u>353,433</u>	<u>356,274</u>	<u>2,841</u>
Expenditures				
Current				
General government	101,990	101,990	118,029	(16,039)
Physical environment	326,443	326,443	257,998	68,445
Culture/recreation	5,000	5,000	273	4,727
Total Expenditures	<u>433,433</u>	<u>433,433</u>	<u>376,300</u>	<u>57,133</u>
Net change in fund balances	<u>(80,000)</u>	<u>(80,000)</u>	<u>(20,026)</u>	<u>59,974</u>
Fund Balances - Beginning of Year	<u>80,000</u>	<u>80,000</u>	<u>616,185</u>	<u>536,185</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$596,159</u>	<u>\$ 596,159</u>

See accompanying notes to financial statements.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Waters Edge Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 14, 2005 by Pasco County Ordinance 05-02 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste-water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Waters Edge Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Waters Edge Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which normally are supported by special assessments, developer assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources.” Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15 - 25 years
----------------	---------------

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$612,884 and the carrying value was \$598,564. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2021, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
Managed Money Markets	N/A	<u>\$ 589,765</u>

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH AND INVESTMENTS (CONTINUED)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investments in Managed Money Markets were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the Managed Money Markets represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical. The District considers any decline in fair value for certain investments to be temporary.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2020-2021 fiscal year were levied in August 2020. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	<u>\$ 6,633,196</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,633,196</u>
Less accumulated depreciation for:				
Infrastructure	<u>(3,962,511)</u>	<u>(297,189)</u>	<u>-</u>	<u>(4,259,700)</u>
Total Capital Assets Depreciated, Net	<u><u>\$ 2,670,685</u></u>	<u><u>\$ (297,189)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,373,496</u></u>

Depreciation of \$297,189 was charged to physical environment.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 8,890,000
Principal payments	<u>(420,000)</u>
Long-term debt at September 30, 2021	\$ 8,470,000
Less: bond discount, net	<u>(12,032)</u>
Bonds Payable, Net at September 30, 2021	<u><u>\$ 8,457,968</u></u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$10,345,000 Series 2015A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2016 maturing May 2036. Interest at various rates between 2.50% and 4.20% is due May and November beginning November 2015. Current portion is \$410,000.

\$ 8,070,000

\$495,000 Series 2015A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2016 maturing May 2034. Interest at a rate of 4.90% is due May and November beginning November 2015. Current portion is \$20,000.

400,000

Bond payable	8,470,000
Less: bond discount, net	<u>(12,032)</u>
Bonds Payable, Net at September 30, 2021	<u><u>\$ 8,457,968</u></u>

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 430,000	\$ 330,833	\$ 760,833
2023	445,000	318,578	763,578
2024	460,000	304,316	764,316
2025	475,000	288,486	763,486
2026	495,000	271,581	766,581
2027-2031	2,765,000	1,062,356	3,827,356
2032-2036	3,400,000	443,730	3,843,730
Totals	<u>\$ 8,470,000</u>	<u>\$ 3,019,880</u>	<u>\$ 11,489,880</u>

Summary of Significant Bonds Resolution Terms and Covenants

The Series 2015A-1 and Series 2015A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2025 at a redemption price equal to the principal amount of the Series 2015A-1 Bonds and Series 2015A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2015A-1 and Series 2015A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants (Continued)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2015A-1 and Series 2015A-2 Reserve Accounts were funded from the proceeds of the Series 2015A-1 and Series 2015A-2 Bonds in amounts equal to 50 percent of the maximum annual debt service requirement for all outstanding Series 2015A-1 and Series 2015A-2 Bonds at issuance. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2021:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Refunding Bonds, Series 2015A-1	\$ 360,028	\$ 360,028
Capital Improvement Revenue Refunding Bonds, Series 2015A-2	\$ 18,108	\$ 18,108

NOTE F – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.

NOTE G – COST SHARING AGREEMENT

In a prior year, the District entered into an agreement with the Waters Edge Master Association ("Association") to share certain maintenance costs, including landscaping of common areas. The agreement provides that the District is responsible for paying 40% of maintenance costs associated with the landscaping of common areas whereas the Association is responsible for the remaining 60%. In connection with the agreement, the District's portion of shared costs expensed for the fiscal year ended September 30, 2021 totaled \$87,582.

NOTE H – SUBSEQUENT EVENT

In November 2021, the District made a prepayment of \$15,000 on the Series 2015A-1 Capital Improvement Revenue Refunding Bonds.



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

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Waters Edge Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated February 2, 2022.

Internal Control Over Financial Reporting

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

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

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



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 2, 2022



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MANAGEMENT LETTER

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Waters Edge Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated February 2, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 2, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and communicate the results of our determination as to whether or not Waters Edge Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific conditions met. In connection with our audit, we determined that the Waters Edge Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Fort Pierce / Stuart



To the Board of Supervisors
Waters Edge Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for Waters Edge Community Development District. It is management's responsibility to monitor the Waters Edge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Waters Edge Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: The District did not have any employees.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 7
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$60,720
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2021 budget; therefore, the budget versus actual on page 15 of the audit report is appropriate.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Waters Edge Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$362.43 and the Debt Service Fund \$269- \$1,076.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$1,119,961.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: See Note E.



To the Board of Supervisors
Waters Edge Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 2, 2022



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

We have examined Waters Edge Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Waters Edge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Waters Edge Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Waters Edge Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Waters Edge Community Development District's compliance with the specified requirements.

In our opinion, Waters Edge Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 2, 2022

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, April 28, 2022, at 3:30 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

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Frank Nolte	District Engineer, Cardno <i>(via conference call)</i>
Tony Smith	Sitex Aquatics

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order at 3:30 p.m., confirmed there was a quorum, and noted there were no audience members present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience comments

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Nolte reviewed the inlet depressions report for inlets 11-47 and 11-48. His assessment is that inlet 11-48 needs timely repair. 11-47 can wait and

be monitored for the time being. He received one proposal for the repair work from SiteMasters and is expecting another within a few days.

On a motion by Mr. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors authorized Ms. Geney to execute the lowest bid for the repair work for inlet 11-48, not to exceed \$7,600.00, the Water's Edge Community Development District.

Mr. Nolte reviewed the inlet assessment proposal, requested by the Board at the budget workshop. He answered Board members' questions about the proposal and stated the amount represents a not to exceed amount.

On a motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the inlet assessment proposal from Cardno for \$4,000.00 the Water's Edge Community Development District.

Mr. Nolte reviewed three pond F1 erosion repair proposals and answered Board members' questions.

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the pond F1 erosion repair proposal from Crosscreek Environmental for \$4,750.00 the Water's Edge Community Development District.

Mr. Nolte reviewed where the wall clearing project left off. The Board requested this item be included on the May agenda.

B. Aquatics Manager

Mr. Smith presented the monthly aquatics report. There were no questions.

C. PSA Landscape Inspection Report

The Board reviewed the March done PSA report and April PSA report. The Board decided to table an ASI proposal to replace Juniper with sod at the outbound Belle Haven entrance.

D. District Counsel

Mr. Vericker reviewed the landscape cost share agreement and advised that all costs associated with landscape maintenance or repair should be split 60/40, based on the language in the agreement.

E. District Manager

Ms. Cooper presented the monthly District Manager report and March 2022 financials to the Board. Ms. Cooper reminded the Board of the next regularly scheduled meeting to be held on May 19, 2022, at 5:00 p.m.

Ms. Cooper announced that the upcoming election will be held on November 8, 2022. At that time, Seat 1, currently held by George Anastasopoulos, and Seat 5, currently held by Tim Haslett will be up for election. Candidate qualifying is noon, Monday, June 13, 2022-Noon, Friday, June 17, 2022. NO paperwork is accepted after this time.

FOURTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2022/2023
Proposed Budget**

The Board reviewed the FY 22-23 proposed budget and requested a column for FY 21-22 be added to the Reserve Fund page.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02;
Approving FY 22/23 Proposed Budget
and Setting the Public Hearing**

Mrs. Cooper reviewed Resolution 2022-02, which sets the public hearing for the final budget for July 28, 2022 at 5:00 p.m. at the Waters Edge clubhouse.

On a motion by Mr. Peterson, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved Resolution 2022-02; Approving FY 22/23 Proposed Budget and Setting the Public Hearing for the Water's Edge Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular meeting held on
March 24, 2022 & Budget Workshop
meeting held on April 5, 2022**

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the minutes for the regular meeting held on March 24, 2022, and budget workshop meeting held on April 5, 2022, as presented, for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for March
2022**

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for March 2022 in the amount of \$28,808.79 for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There were no audience members present.

Mr. Peterson asked the Board's input on sending a letter to the owners of the vacant lots in front of the Slidell entrance requesting they mow and maintain the lots. The Board agreed to send a letter.

Ms. Geney requested that District Counsel's report be moved up on the agenda from now on. She also requested including a discussion of reclaimed water for the townhomes at the top of the May agenda.

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Cooper 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. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors adjourned the meeting at 5:32 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 April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$49,323.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
American Municipal Tax-Exempt Compliance Corp.	002409	6306-04-22	Arbitrage Rebate Report Series 2015 A-1 & A-2 04/22	\$ 450.00
Ameriscape USA, Inc.	002408	1611	Irrigation Repair 04/22	\$ 468.74
Cardno, Inc.	002388	531613	Engineering Services 03/22	\$ 2,155.00
George Anastasopoulos	002386	GA032422	Board of Supervisor Meeting 03/24/22	\$ 200.00
George Anastasopoulos	002398	GA040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
GHS Environmental	002389	2022-214	Monthly Meter Reading - Pump Station 03/22	\$ 142.00
Irrigation Technical Services, Inc.	002402	29686	Pump Replacement 04/22	\$ 9,283.91
Irrigation Technical Services, Inc.	002410	29695	Bi-Monthly Pump Station Maintenance 04/22	\$ 600.00
Irrigation Technical Services, Inc.	002402	60491	Water Management - Pump Station 03/22	\$ 550.00
Jason Peterson	002392	JP032422	Board of Supervisor Meeting 03/24/22	\$ 200.00
Jason Peterson	002403	JP040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
K Johnson's Lawn & Landscaping Inc	002405	18372	Landscape Watering 01/22	\$ 7,600.00
Michaela A. Ballou	002387	MB032422	Board of Supervisor Meeting 03/24/22	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Michaela A. Ballou	002399	MB040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Pasco County Utilities	002406	16426101	9019 Creedmoor Reclaim Lane 03/22	\$ 4,609.15
Rizzetta & Company, Inc.	002393	INV0000067057	District Management Fees 04/22	\$ 4,147.92
Royce Bravo Security and Access Control, LLC	002394	36159030722	Fence Installation 03/22	\$ 2,049.00
Sitex Aquatics, LLC	002407	6044B	Monthly Lake Maintenance 04/22	\$ 2,185.00
Straley Robin Vericker	002396	21275	General Legal Services 03/22	\$ 1,855.00
Teri Lynn Geney	002390	TG032422	Board of Supervisor Meeting 03/24/22	\$ 200.00
Teri Lynn Geney	002400	TG040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Times Publishing Company	002395	0000215399 03/23/22	Account # 113848 Legal Advertising 03/22	\$ 90.40
Timothy M Haslett	002391	TH032422	Board of Supervisor Meeting 03/24/22	\$ 200.00
Timothy M Haslett	002401	TH040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Waters Edge Master HOA, Inc.	002404	040122	Shared Cost Landscape Services 03/22	\$ 9,560.80
Withlacoochee River Electric Cooperative, Inc.	002397	2189378 03/22	11909 Slidell St. - Pump 03/22	\$ 68.79

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	002397	2189381 03/22	11406 Belle Haven Dr. - Well 03/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	002397	2189382 03/22	11406 Biddeford Place - Well 03/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	002397	2189383 03/22	9101 Creedmoor Ln - Pump 03/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	002397	2189384 03/22	9136 Creedmore Ln - Well 03/22	<u>\$ 1,402.22</u>
Report Total				<u><u>\$ 49,323.05</u></u>



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Waters Edge Community Development District
c/o Ms. Kelsie Howell
District Compliance Associate
Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Invoice No. 6306-04-22

Date: April 18, 2022

For Professional Services:

Issue	Service	Fee
Waters Edge Community Development District (Pasco County, Florida), \$10,345,000 Capital Improvement Revenue Refunding Bonds, Series 2015A-1 (Senior Lien) and \$495,000 Capital Improvement Revenue Refunding Bonds, Series 2015 A-2 (Subordinate Lien)	Rebate Report & Opinion	\$450
Total		\$450

Date Rec'd Rizzetta & Co., Inc. 04.21.22

D/M approval *Jayna Cooper* Date 4-22-22

Date entered 04.21.22

Fund 001 GL 51300 OC 3203

Check #

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : 211170101
AMTEC Account Number : 0011225771

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Should a check payment be sent:

AMTEC
90 Avon Meadow Lane
Avon, CT 06001



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 1611

Date	PO#
04/21/22	
Sales Rep	Terms
Armando Taylor	Net 30

Bill To
Matthew Huber Rizzetta 9019 Creedmoor Lane New Port Richey, FL 34654

Property Address
Water's Edge CDD 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#1620 - Waters Edge Clock A				\$468.74
Irrigation Repair -				\$468.74

Date Rec'd Rizzetta & Co., Inc. 04.21.22
D/M approval *Jayna Cooper* Date 4-22-22
Date entered 04.21.22
Fund 001 GL 53900 OC 4609
Check #

Subtotal	\$468.74
Sales Tax	\$0.00
Total	\$468.74
Credits/Payments	(\$0.00)
Balance Due	\$468.74

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$468.74	\$0.00	\$0.00	\$0.00	\$0.00



Check Remittance:
Cardno, Inc.
P.O. Box 123400
Dallas, TX 75312-3400

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
Routing Number: 022000020 | ABA Number: 021001088
Account Number: 447007033
Email Notification: CBS.EFT@cardno.com
Taxpayer ID No. 45-2663666

Phone: 720 257 5800 | Fax: 303-945-7159 | Web: www.cardno.com

Please include an invoice copy with payment or reference the invoice number(s) and project number(s) on your remittance.

Waters Edge CDD
12750 Citrus Park Lane
Suite 115
Tampa FL 33625
Attention: Finance Department

Invoice # : 531613
Project : 0002380100
Project Name : WTR Waters Edge CDD
Invoice Group : **
Invoice Date : 3/25/2022

For Professional Services Rendered through: 3/18/2022

Salaries

Rate Schedule Labor	2,155.00	
Total Salaries		2,155.00
Current Invoice		2,155.00
Total this Invoice		2,155.00
Amount Due This Invoice **		2,155.00

Date Rec'd Rizzetta & Co., Inc. 03.28.22
D/M approval Jayna Cooper Date 4-01-2022
Date entered 03.31.22
Fund 001 GL 51300 OC 3103
Check #

Phase : ** -- Waters Edge - General Consultation****Rate Schedule Labor**

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Designer				
Nolte, Robert F.	1/10/2022	1.00	110.00	110.00
coordination with district manager regarding payment for water use permit, and upcoming agenda items for next meeting.				
	2/8/2022	1.00	110.00	110.00
preparing stormwater needs analysis proposal for CDD agenda				
	2/24/2022	2.00	110.00	220.00
preparing for and calling in for monthly cdd meeting				
	3/1/2022	2.00	110.00	220.00
Coordination with Jayna for action items for next meeting to include storm drain regulations and reviewing pond F1 erosion photos.				
	3/4/2022	4.00	110.00	440.00
Meeting Preparation and Site Review of Erosion along Pond F1. Began Report.				
	3/10/2022	2.00	110.00	220.00
Pond F1 erosion report				
	3/11/2022	3.00	110.00	330.00
Pond F1 erosion report				
	3/14/2022	4.00	110.00	440.00
CDD responsibility stormwater write up. Finalizing Pond F1 Erosion Report. Agenda Item Preparation				
	-----	19.00		-----
				2,090.00
Project Manager				
Woodcock, Gregory J.	3/3/2022	0.25	130.00	32.50
Review historic aerials and prepare for onsite review of pond F erosion.				
	3/14/2022	0.25	130.00	32.50
Coordinate with Frank regarding stormwater responsibilities.				
	-----	0.50		-----
				65.00
Rate Schedule Labor				2,155.00
Total Phase : **** -- Waters Edge - General Consultation			Labor :	2,155.00
			Expense :	0.00

Total Project: 0002380100 -- WTR Waters Edge CDD**2,155.00**

WATERS EDGE CDD

Meeting Date: March 24, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Present	Check if Paid
George Anastasopoulos	✓	X
Timothy Haslett	✓	X
Jason Peterson	✓	X
Michaela Ballou	✓	X
Teri Geney	✓	X

MEETING TIMECARD

Meeting Start Time:	5:00
Meeting End Time:	6:20
Total Meeting Time:	1 hr 20 min
Time over (3) Hours:	0

DM Signature : Jayna Cooper

Date Rec'd Rizzetta & Co., Inc. 03.28.22
D/M approval Jayna Cooper Date 4-01-2022
Date entered 03.31.22
Fund 001 GL 51100 OC 1101
Check # _____

Please send copy to Tiffany J. and send to Corporate Acctg for extended meeting hours.

WATERS EDGE CDD

Meeting Date: April 5, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Present	Check if Paid
George Anastasopoulos	✓	X
Timothy Haslett	✓	X
Jason Peterson	✓	X
Michaela Ballou	✓	X
Teri Geney	✓	X

MEETING TIMECARD

Meeting Start Time:	2:01
Meeting End Time:	4:10
Total Meeting Time:	2 hr 9 min
Time over (3) Hours:	0

DM Signature : Jayna Cooper

Please send copy to Tiffany J. and send to Corporate Acctg for extended meeting hours.

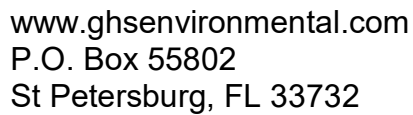
Date Rec'd Rizzetta & Co., Inc. 04.6.22

D/M approval Jayna Cooper Date 4-8-22

Date entered 04.08.22

Fund 001 GL 51100 OC 1101

Check #



Date: 3/29/2022
Invoice #: 2022-214

Waters Edge CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544

Due Date	Service Date:
3/29/2022	March 2022

Task #	Description	Project Completion	Amount
Task 1	Monthly Meter Readings Date Rec'd Rizzetta & Co., Inc. <u>03.29.22</u> D/M approval <u>Jayna Cooper</u> Date <u>4-01-2022</u> Date entered <u>03.31.22</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # _____	25.00%	142.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$142.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$142.00

**Irrigation Technical Services,**

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 29686

Date: 04/04/2022

Record#: 28131

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 05/04/2022**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	9,283.910000	9,283.91	N
		Sustain Pump				N
		Replacement				N

Notes:

04/01/22

ITS Pump Technicians arrived onsite at water edge to replace the 5HP sustain pump. Technicians threaded the 2inch drop pipe, assembled the pump/motor and secured it back into the wet well. Technicians operated the pump and it operated as it should. Technicians reingaged fill mode, and the scheduler. The sustain, pump#1, and pump#3 are in auto mode and waiting for the scheduler to come on. Discharge to field is completely open. Job is complete.

Date Rec'd Rizzetta & Co., Inc. 04.06.22

D/M approval *Jayna Cooper* Date 4-8-22

Date entered 04.08.22

Fund 001 GL 53900 OC 4651

Check #

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	9,283.91
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	9,283.91

**Irrigation Technical Services,**

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 29695

Date: 04/19/2022

Record#: 28141

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 05/19/2022**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	600.000000	600.00	N
		Pump Station BiMonthly				N
		Maintenance - April 2022				N

Notes:

04/13/22

ITS Pump Technicians performed the bi-monthly Waters Edge irrigation pump station maintenance. All systems operated and checked for proper function. Maintenance is complete.

Date Rec'd Rizzetta & Co., Inc. 04.19.22

D/M approval *Jayna Cooper* Date 4-22-22

Date entered 04.21.22

Fund 001 GL 53900 OC 4651

Check #

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	600.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	600.00

**Irrigation Technical Services,**

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 60491

Date: 04/01/2022

Record#: 28012

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 05/01/2022**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management March 2022	1.0000	550.000000	550.00	N

Notes:

Date Rec'd Rizzetta & Co., Inc. 04.01.22
D/M approval Jayna Cooper Date 4-8-22
Date entered 04.08.22
Fund 001 GL 53900 OC 4651
Check #

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	550.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	550.00



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
1/10/2022	18372

Bill To
Waters Edge 5844 Old Pasco Road Wesley Chapel, FL 33544

Job Name

Service Month

Date	Description	Quantity	Rate	Amount
	Landscape watering Dates: 12/1, 12/3, 12/10, 12/14, 12/17, 12/20, 12/23, 12/27, 12/29, 12/31, 1/3, 1/5, 1/7, 1/10, 1/12, 1/14, 1/17, 1/19, 1/21	19	400.00 0.00	7,600.00 0.00
Date Rec'd Rizzetta & Co., Inc. 04.13.22 D/M approval <i>Jayna Cooper</i> Date 4-15-22 Date entered 04.15.22 Fund 001 GL 53900 OC 4604 Check #				
Total			\$7,600.00	

PLEASE WRITE INVOICE NUMBER ON CHECK

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.com



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344

1 1 1
05-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 16426101

Billing Date: 4/13/2022

Billing Period: 2/25/2022 to 3/24/2022

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1006710	01381392
Please use the 15-digit number below when making a payment through your bank	
100671001381392	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	2/25/2022	434447	3/24/2022	447616	27	13169

Usage History Water

March 2022	13169
February 2022	16329
January 2022	5229
December 2021	0
November 2021	4113
October 2021	17394
September 2021	11160
August 2021	8572
July 2021	11241
June 2021	19149
May 2021	18508
April 2021	12507

Transactions

Previous Bill	5,715.15
Payment 03/29/22	-5,715.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13,169 Thousand Gals X \$0.35 4,609.15
Total Current Transactions	4,609.15
TOTAL BALANCE DUE	\$4,609.15

Visit bit.ly/UtilitiesNewsletter to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Date Rec'd Rizzetta & Co., Inc. 04.14.22
D/M approval *Jayna Cooper* Date **4-15-22**
Date entered 04.15.22
Fund 001 GL 53600 OC 4302
Check #

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

WATERS EDGE CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-8390

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 4,609.15

Total Balance Due	\$4,609.15
Due Date	5/2/2022

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

Invoice

Date	Invoice #
4/1/2022	INV0000067057

Bill To:

WATERS EDGE CDD - PC
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00345

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,102.92	\$1,102.92
Administrative Services	1.00	\$413.50	\$413.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$459.00	\$459.00
Management Services	1.00	\$1,997.50	\$1,997.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>03.25.22</u></p> <p>D/M approval <u>Jayna Cooper</u> Date <u>3-25-22</u></p> <p>Date entered <u>03.25.22</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> \$1,102.92</p> <p>Check # <u>3100</u> \$413.50</p> <p>5103 \$75.00</p> <p>3111 \$459.00</p> <p>3101 \$1,997.50</p> <p>5103 \$100.00</p>			
Subtotal			\$4,147.92
Total			\$4,147.92

Invoice

Date	Invoice #
3/7/2022	36159030722

Bill To
Waters Edge CDD 3434 Colwell Ave,Suite 200 Tampa, FL 33614

Ship To
Waters Edge 3434 Colwell Ave,Suite 200 Tampa, FL 33614

Rep	Job Coordinator	Install Date	Terms	Project
TR	JH	3/7/2022	Due on receipt	Water's Edge/Rizzetta - 16056

Description	Quantity	U/M
Fence Installation		
	1	
Overage for unexpected job difficulties/trips	1	
	28	
.875" x 3" x 16' (192") Vinyl Picket - TAN (AKA u-channel, .166)	1	
.875" x 6" x 6' (62.25") T&G .055 Vinyl Picket - TAN	44	
1.5" x 5.5" x 6' (70") Vinyl Pocket Rail - TAN	8	
5" Pyramid Vinyl Cap - TAN	8	
5" x 5" x 9' (108") Blank Vinyl Post - TAN (6e,2c)	8	
Concrete - 60# Bag	7	
Install - Vinyl (LF)	28	
Installation Waste	28	
Supply & Install 6'H 2-Rail Tongue & Groove Privacy Fence, 5" x 9' Posts 6' o.c., 3' in-ground w/30lbs concrete - TAN		
	1	
.875" x 3" x 16' (192") Vinyl Picket - TAN (AKA u-channel, .166)	1	
.875" x 3" x 16' (192") Vinyl Picket - TAN (AKA u-channel, .166)	1	
.875" x 6" x 6' (62.25") T&G .055 Vinyl Picket - TAN	7	
1.5" x 5.5" x 6' (70") Vinyl Pocket Rail - TAN	2	
2" x 3.5" Rail End Vinyl Cap - TAN	2	
2" x 3.5" x 6' (71.75") Vinyl Rail - TAN	2	
5x5x8' Aluminum H-Beam Insert for 5" Vinyl Post	1	
6" Stainless Steel Gate Handle - Black	1	
7/8x3 Dog Ear Picket Cap - Tan	2	
Install - Single Swing/Walk Gate (EA)	1	
Self-Close Stainless Steel Hinges (pr) - Black	1	
Shop Labor	1	

	Total	
	Payments/Credits	
	Balance Due	

Invoice

Date	Invoice #
3/7/2022	36159030722

Bill To
Waters Edge CDD 9173 Creedmoor Ln New Port Richey, FL 34654

Ship To
Waters Edge 9173 Creedmoor Ln New Port Richey, FL 34654

Rep	Job Coordinator	Install Date	Terms	Project
TR	JH	3/7/2022	Due on receipt	Water's Edge/Rizzetta - 16056

Description	Quantity	U/M
Single Gate Latch AA - Black	1	
Supply & Install 6'H x 4'W Single Swing T&G Privacy Gate - TAN - Black SS Hardware w/nylon handle, Aluminum I-beam in gate post		
	2	
.875" x 3" x 16' (192") Vinyl Picket - TAN (AKA u-channel, .166)	1	
.875" x 3" x 16' (192") Vinyl Picket - TAN (AKA u-channel, .166)	1	
.875" x 6" x 6' (62.25") T&G .055 Vinyl Picket - TAN	18	
1.5" x 5.5" x 6' (70") Vinyl Pocket Rail - TAN	4	
2" x 3.5" Rail End Vinyl Cap - TAN	4	
2" x 3.5" x 6' (71.75") Vinyl Rail - TAN	4	
5x5x8' Aluminum H-Beam Insert for 5" Vinyl Post	2	
6" Stainless Steel Gate Handle - Black	2	
7/8x3 Dog Ear Picket Cap - Tan	4	
Install - Single Swing/Walk Gate (EA)	2	
Self-Close Stainless Steel Hinges (pr) - Black	2	
Shop Labor	2	
Single Gate Latch AA - Black	2	
Supply & Install 6'H x 5'W Single Swing T&G Privacy Gate - TAN - Black SS Hardware w/nylon handle, Aluminum I-beam in gate post		
Trip Charge less than 100 LF	1	
Sales Tax		

			Total	\$2,049.00
Date Rec'd Rizzetta & Co., Inc. 03.28.22			Payments/Credits	\$0.00
D/M approval <i>Jayna Cooper</i> Date 4-01-2022			Balance Due	\$2,049.00

Date entered 03.31.22
Fund 001 GL 57900 OC 6400
Check #



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
4/1/2022	6044B

Bill To

Waters Edge CDD
3434 Colwell Ave, Ste 200
Tampa, FL 33614

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-52 Waterways-April	2,185.00	2,185.00
	Fountain Maintenance	0.00	0.00
<p>Date Rec'd Rizzetta & Co., Inc. 03.31.22 D/M approval <i>Jayna Cooper</i> Date 4-8-22 Date entered 04.08.22 Fund 001 GL 53800 OC 4605 Check #</p>			
		Balance Due	\$2,185.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

WATERS EDGE CDD
C/O RIZZETTA & COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

March 23, 2022

Client: 001219

Matter: 000001

Invoice #: 21275

Page: 1

RE: GENERAL

For Professional Services Rendered Through March 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
2/16/2022	JMV	REVIEW NATURAL AREA POLICY LANGUAGE; DRAFT EMAIL TO J. COOPER.	0.8	\$244.00
2/23/2022	JMV	REVIEW COMMUNICATION FROM J. COOPER; DRAFT EMAIL TO J. COOPER; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.8	\$244.00
2/24/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	2.6	\$793.00
3/2/2022	JMV	REVIEW COMMUNICATION FROM J. COOPER; REVIEW AND REVISE CDD POLICIES; DRAFT EMAIL TO J. COOPER.	0.4	\$122.00
3/8/2022	LB	REVIEW SEATS UP FOR GENERAL ELECTION IN NOVEMBER OF 2022; PREPARE DRAFT RESOLUTION FOR 2022 GENERAL ELECTION AND PUBLICATION AD FOR SAME.	0.7	\$112.00
3/9/2022	JMV	PREPARE CDD LEGAL NOTICES; PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.5	\$152.50
3/9/2022	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RESOLUTION AND PUBLICATION AD FOR QUALIFYING PERIOD OF 2022 GENERAL ELECTION AND INSTRUCTIONS FOR SAME; PREPARE DRAFT RESOLUTION APPROVING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.5	\$80.00
3/10/2022	JMV	REVIEW COMMUNICATION FROM J. COOPER; REVIEW LEGAL NOTICE.	0.3	\$91.50
3/15/2022	LB	FINALIZE RESOLUTION RE FY 2022/2023 PRELIMINARY BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RESOLUTION.	0.1	\$16.00

March 23, 2022

Client: 001219

Matter: 000001

Invoice #: 21275

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	6.7	\$1,855.00
		Total Services	\$1,855.00	
		Total Disbursements	\$0.00	
		Total Current Charges		\$1,855.00
		Previous Balance		\$581.00
		Less Payments		(\$581.00)
		PAY THIS AMOUNT		\$1,855.00

Date Rec'd Rizzetta & Co., Inc. 03.28.22

D/M approval *Jayna Cooper* Date 4-01-2022

Date entered 03.31.22

Fund 001 GL 51400 OC 3107

Check #

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/23/22		WATERS EDGE CDD	
Billing Date		Sales Rep	Customer Account
03/23/2022		Deirdre Bonett	113848
Total Amount Due			Ad Number
\$90.40			0000215399

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/23/22	03/23/22	0000215399	Times	Legals CLS	Budget Workshop	1	2x37 L	\$86.40
03/23/22	03/23/22	0000215399	Tampabay.com	Legals CLS	Budget Workshop AffidavitMaterial	1	2x37 L	\$0.00 \$4.00

RECEIVED

MAR 28 2022

Date Rec'd Rizzetta & Co., Inc.

D/M approval *Jayna Cooper* Date 4-01-2022

Date entered 03.31.22

Fund 001 GL 51300 OC 4801

Check #

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
03/23/22		WATERS EDGE CDD	
Billing Date		Sales Rep	Customer Account
03/23/2022		Deirdre Bonett	113848
Total Amount Due			Ad Number
\$90.40			0000215399

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

WATERS EDGE CDD

ATTN: RIZZETTA & COMPANY, INC.

C/O RIZZETTA & CO., INC.

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times**Published Daily**STATE OF FLORIDA
COUNTY OF Pasco**RECEIVED**

MAR 28 2022

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Budget Workshop** was published in said newspaper by print in the issues of **3/23/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **03/23/2022**


Signature of Notary Public
Personally known ☒ or produced identification

Type of identification produced _____

Notice of Budget Workshop
Waters Edge Community Development District

The Waters Edge Community Development District will hold a budget workshop on April 5, 2022 at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654 at 2:00 p.m.

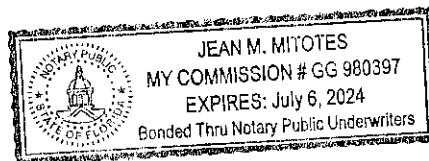
The purpose of the workshop is to present general information as it relates to the District's Fiscal Year 2022/2023 Preliminary Budget. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 5844 Old Pasco Rd, Suite 100, Wesley Chapel FL 33544 or by calling 813-994-1001. The workshop may be continued to a date, time, and place to be specified on the record at the workshop.

There may be occasions when a Board Supervisor may participate by telephone. At the above location will be present a speaker telephone, so that any Board Supervisor can attend the workshop at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least five calendar days prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Matthew Huber
District Manager
Run Date: 3-23-2022

0000215399



INVOICE

4/1/2022

Waters Edge Master HOA, Inc.
c/o Management and Associates
720 Brooker Creek Blvd. #206 Oldsmar, FL 34677
Phone: (813) 433-2000

To:

Waters Edge CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Due Upon Receipt

Page 1 of 1

<u>Quantity</u>	<u>Vendor</u>	<u>Inv #</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
1	Ameriscape	808	3/1/2022	MARCH LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
				ANNUALS	\$ 1,114.80
				PEST CONTROL	\$ 1,368.00
1	PSA	1289	3/4/2022	MARCH 3 INSPECTION	\$ 240.00
4	Kevin L.	NA	NA	Chlorine tab service- Kevin Labrum \$30.00/week 3/4, 3/11, 3/18, 3/25	\$ 120.00
Date Rec'd Rizzetta & Co., Inc. 04.01.22					
D/M approval <i>Jayna Cooper</i> Date 4-8-22					
Date entered 04.08.22					
Fund 001 GL 53900 OC 4604					
Total: Check #					9,560.80

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655
jennifer@psagrounds.com
www.psagrounds.com

PSA HORTICULTURAL

INVOICE

BILL TO

Water's Edge Homeowners
Association C/O Management
and Associates
720 Brooker Creek Boulevard,
Suite 206
Oldsmar, Florida 34677

INVOICE # 1289
DATE 03/04/2022
DUE DATE 04/03/2022
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/03/2022	Water's Edge Landscape Inspection	March 3rd landscape inspection.	1	600.00	600.00

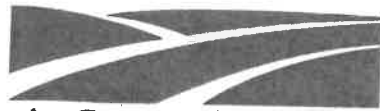
We truly appreciate your business!

BALANCE DUE

\$600.00

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

APPROVED	
ASSOC	WAED
G/L #	8020-000
BK ACCT	
OPER	RESV
AMT	600.00



ASI LANDSCAPE
MANAGEMENT

9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 808

Date	PO#
03/01/22	
Sales Rep	Terms
House Account	Net 30

Bill To

Rocco Lervasi
Water's Edge HOA
9019 Creedmoor Lane
New Port Richey, FL 34654

Property Address

Water's Edge HOA
9019 Creedmoor Lane
New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management with Agro & Irr March 2022				\$20,215.36

Description	Amount
Maintenance	\$13,315.00
Irrigation	\$2,980.00
Pest Control	\$3,420.00
Tree Trimming	\$500.00

Quarterly Flower Rotation March 2022

\$2,787.00

APPROVED	
ASSOC	WAED
G/L #	8210-007
PKACCT	
OPER	RESV
AMT	23,002.36

Subtotal	\$23,002.36
Sales Tax	\$0.00
Total	\$23,002.36
Credits/Payments	(\$0.00)
Balance Due	\$23,002.36

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$39,797.36	\$3,133.00	\$0.00	\$0.00	\$0.00



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189378** Cycle **17**
Meter Number **40547871**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **03/25/2022**
Amount Due **68.79**
Current Charges Due **04/18/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 11909 SLIDELL ST
Service Description PUMP
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/18	73165	03/22	73530				365

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2022	32	11
Feb 2022	28	12
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

Previous Balance **63.67**
Payment **63.67CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 365 KWH @ 0.05017 **18.31**
Fuel Adjustment 365 KWH @ 0.04000 **14.60**
FL Gross Receipts Tax **1.72**

Total Current Charges **68.79**
Total Due **68.79** Please Pay

Date Rec'd Rizzetta & Co., Inc. 03.31.22
D/M approval Jayna Cooper Date 4-01-2022
Date entered 03.31.22
Fund 001 GL 53100 OC 4301
Check # _____



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **03/25/2022**

District: BP17

Use above space for address change ONLY.

2189378 **BP17**
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	04/18/2022
TOTAL CHARGES DUE	68.79
Total Charges Due After Due Date	73.79

000218937800000687900000737902



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189381** Cycle **17**
Meter Number **62225547**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **03/25/2022**
Amount Due **35.04**
Current Charges Due **04/18/2022**

District Office Serving You
Bayonet Point

Service Address 11406 BELLE HAVEN DR
Service Description WELL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/18	11510	03/22	11510				0

Comparative Usage Information

Period	Days	Per Day
Mar 2022	32	0
Feb 2022	28	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

Previous Balance 35.04
Payment 35.04CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88

Total Current Charges 35.04
Total Due 35.04 Please Pay

Date Rec'd Rizzetta & Co., Inc. 03.28.22

D/M approval *Jayna Cooper* Date 4-01-2022

Date entered 03.31.22

Fund 001 GL 53100 OC 4301

Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/25/2022

District: BP17

Use above space for address change ONLY.

2189381 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	04/18/2022
TOTAL CHARGES DUE	35.04
Total Charges Due After Due Date	40.04

000218938100000350400000400405



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189382** Cycle **17**
Meter Number **62225594**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **03/25/2022**
Amount Due **35.04**
Current Charges Due **04/18/2022**

District Office Serving You
Bayonet Point

Service Address 11430 BIDDEFORD PL
Service Description WELL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/18	9728	03/22	9728				0

Comparative Usage Information

Period	Days	Per Day
Mar 2022	32	0
Feb 2022	28	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

Previous Balance 35.04
Payment 35.04CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88

Total Current Charges 35.04
Total Due 35.04 Please Pay

Date Rec'd Rizzetta & Co., Inc. 03.28.22
D/M approval *Jayna Cooper* Date 4-01-2022
Date entered 03.31.22
Fund 001 GL 53100 OC 4301
Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/25/2022

District: BP17

Use above space for address change ONLY.

2189382 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	04/18/2022
TOTAL CHARGES DUE	35.04
Total Charges Due After Due Date	40.04

000218938200000350400000400403



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189383** Cycle **17**
Meter Number **57179649**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **03/25/2022**
Amount Due **35.04**
Current Charges Due **04/18/2022**

District Office Serving You
Bayonet Point

Service Address 9101 CREEDMOOR LN
Service Description PUMP
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/18	25045	03/22	25045				0

Comparative Usage Information

Period	Days	Per Day
Mar 2022	32	0
Feb 2022	28	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

Previous Balance 35.04
Payment 35.04CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88

Total Current Charges 35.04
Total Due 35.04

Please Pay

Date Rec'd Rizzetta & Co., Inc. 03.28.22
D/M approval Jayna Cooper Date 4-01-2022
Date entered 03.31.22
Fund 001 GL 53100 OC 4301
Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/25/2022

District: BP17

Use above space for address change ONLY.

2189383 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	04/18/2022
TOTAL CHARGES DUE	35.04
Total Charges Due After Due Date	40.04

000218938300000350400000400401



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189384** Cycle **17**
Meter Number **49382988**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **03/25/2022**
Amount Due **1,402.22**
Current Charges Due **04/18/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9136 CREEDMOOR LN
Service Description WELL
Service Classification General Service Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2022	32	421
Feb 2022	28	553
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/18	7047	03/22	20521		72.21	72	13474

Previous Balance 1,488.93
Payment 1,488.93CR
Balance Forward 0.00

Customer Charge 39.16
Demand Charge 72 KW @ 6.00000 432.00
Energy Charge 13,474 KWH @ 0.02650 357.06
Fuel Adjustment 13,474 KWH @ 0.04000 538.96
FL Gross Receipts Tax 35.04

Total Current Charges 1,402.22
Total Due Please Pay 1,402.22

Date Rec'd Rizzetta & Co., Inc. 03.28.22
D/M approval Jayna Cooper Date 4-01-2022
Date entered 03.31.22
Fund 001 GL 53100 OC 4301
Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/25/2022

District: BP17

Use above space for address change ONLY.

2189384 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	04/18/2022
TOTAL CHARGES DUE	1,402.22
Total Charges Due After Due Date	1,423.25

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