



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisors' Meeting
August 25, 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 Vacant 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	Frank Nolte	Cardno

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

August 17, 2022

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, August 25, 2022 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.** The following is the tentative agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. Aquatics Manager
 1. Presentation of Monthly Aquatics Report.....Tab 1
 - B. District Engineer
 1. Engineer's Report and Proposals.....Tab 2
 1. Update on Wall Clearing Project.....Tab 3
 - C. District Counsel
 - D. PSA Inspection Reports
 1. July Done Report.....Tab 4
 2. August Report.....Tab 5
 3. ASI Irrigation Inspection Report.....Tab 6
 - E. District Manager
 1. Presentation of District Manager Report & Financial Statements.....Tab 7
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 28, 2022.....Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for July 2022.....Tab 9
5. **BUSINESS ITEMS**
 - A. Consideration of Appointment to Open Board Seat #2.....Tab 10
 1. Administer Oath of Office to Newly Appointed Supervisor.....Tab 11
 2. Review of Form 1 and Sunshine Amendment
 - B. Consideration of Proposal for Pump Station Repair.....Tab 12

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



MONTHLY REPORT

AUGUST 1, 2022



WATERSEdge

Inspection Date:

July 22, 2022

Prepared For:

Jayna Cooper

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

SUMMARY:

Finally received the much needed rain. Water levels are up and everything is at a maintenance level.

WATERSEEDGE CDD

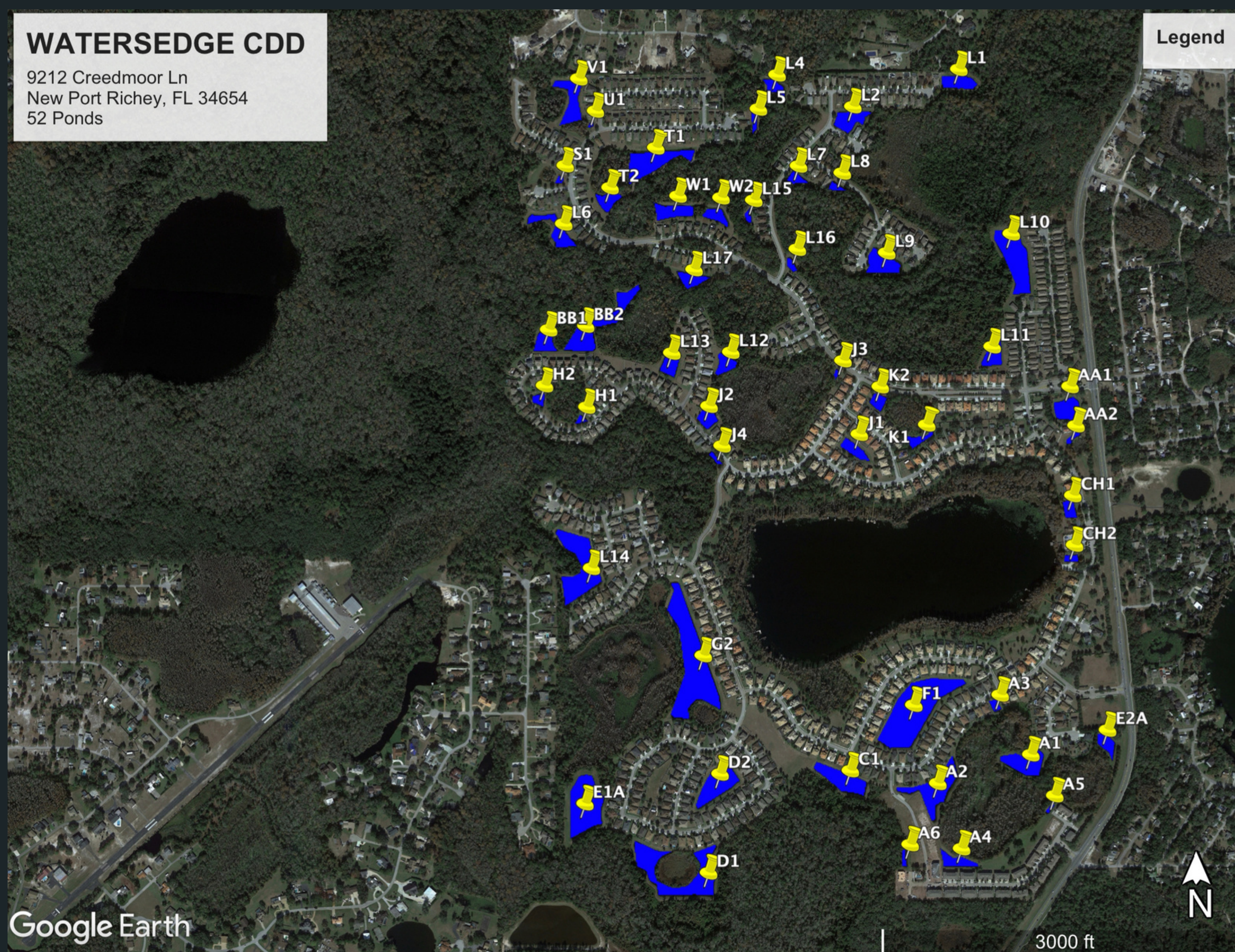
9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth



3000 ft



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.



15.



POND TREATMENTS

- 1: Was treated for Algae.
- 2: Was treated for Algae and shoreline vegetation.
- 3: Was treated for Spike rush and Algae.
- 4: Was treated for Algae and shoreline vegetation.
- 5: Was treated for Algae and shoreline vegetation.
- 6: Was treated for Spikes and shoreline vegetation.
- 7: Was treated for Duckweed.
- 8: Was treated for Spikerush.
- 9: Was treated for Algae and Spike rush.
- 10: Was treated for Spikerush.
- 11: Was treated for shoreline vegetation
- 12: Was treated for Spike rush.
- 13: Was treated for Algae and shoreline vegetation.

POND TREATMENTS

14: Was treated for Algae.

15: Was treated for Spikerush and shoreline vegetation.

Tab 2

Waters Edge Community Development District Engineer's Report:**Roadway Drainage Inlet Assessment**

- Finn Outdoor to complete Inlet 8-10 repair work towards the end of August.
- Awaiting additional proposals from contractors for remaining areas of concern.

Waters Edge Wall Clearing Report

- Reviewed all accessible walls throughout community and created report on findings.
- Distributed report to wall repair and cleaning contractors for proposals.
- Requesting ASI Landscaping clear vegetation from walls for ease of access and maintenance.

SWFWMD O&M Permit Repair Items for 43026810.008 and 43026810.009

- Finn Outdoor expected to complete Priority B&C repairs towards the end of August.
- Will review and provide update of Test Area 1 response to seeding.

Downed tree observed along Pond T2 (Behind 11161 Belle Haven Drive)

- Finn Outdoor expected to remove downed tree towards the end of August.

Waters Edge Drainage and Access Easement Map

- Created a drainage and access easement map showing all easements within the community.
- Identified addresses with fences restricting access to pond and landscaped areas.
- Coordinating with District Management and District Attorney for potential easement vacation notices.

Tab 3

Thanks Teri,

Before we dive into this, I want to make sure we are on the same page as to what the scope would be for this effort, so we can draft up a magnitude of costs to present to the board.

A list of some of the proposed tasks would include:

Hand cut and removal of vegetation by landscape contractor.

Structural engineering review of walls with proposed repair recommendation report (We have in house staff that can do this)

Restoration ecologist to prepare and implement planting plan (We have in house staff that can do this)

Contractor to repair walls, labor and materials (cost would depend on findings in report)

Cleaning of walls (I know there was some talk of this a few meetings ago)

Don't quote me on this, but this could end up being an \$80-100k project when all is said and done.

If we are all on the same page and want to continue moving forward, I think the order of steps and a realistic timeframe would be as follows:

1. Present plan, removal methods, time frames, buffer impacts, and a planting plan with estimated costs for the **August 28th** CDD meeting. If approved by the board, we'd pass this information along to the county for their review and acceptance.
2. Present plan to landscape contractors. Request proposals to present at **November** CDD meeting. Select contractor.
3. Have landscape contractor remove vegetation during **December/January** months.
4. Have structural engineering review and report completed by **February**.
5. Present structural report to contractors for wall repair and request proposals by **March**. Select contractor to repair walls.
6. Contractor to complete wall repairs in **April**.
7. Contractor to clean walls in **May**.
8. Plantings to be installed in late **May** early **June**.

Let me know your thoughts.

Thanks,

Frank Nolte

DESIGNER

CARDNO

Direct +1 727 431 1645 Mobile +1 727 608 7766

Address 380 Park Place Blvd. Suite 300, Clearwater, Florida 33759

Email frank.nolte@cardno.com Web www.cardno.com

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From: Teri Geney <Seat4@WatersEdgeCDD.org>

Sent: Friday, July 8, 2022 10:43 AM

To: Frank Nolte <Frank.Nolte@cardno.com>

Cc: Jayna Cooper <jcooper@rizzetta.com>; Matthew E. Huber <MHuber@rizzetta.com>

Subject: Re: REPEATED REQUEST: Wetland Conservation Question - LDC 805.6.D - Waters Edge CDD - New Port Richey

Hi Frank.

Given the volatility of pricing, makes sense to revisit this in the Fall. Can you and Jayna keep it top of mind for then? What month should it hit the agenda do you think?

Jayna, can you file this response from the County away somewhere for future reference?

Thank you!

Teri

From: Frank Nolte <Frank.Nolte@cardno.com>

Sent: Friday, July 8, 2022 10:14 AM

To: Teri Geney <Seat4@WatersEdgeCDD.org>

Cc: Jayna Cooper <jcooper@rizzetta.com>

Subject: RE: REPEATED REQUEST: Wetland Conservation Question - LDC 805.6.D - Waters Edge CDD - New Port Richey

Thanks Teri.

Based on the response from Pasco County, it sounds like this is going to be a manual labor effort. I envision the need for at least 3' of removal in order to get in there to assess the wall, and provide enough room for crews to repair, and install the new native vegetation. I think if we do any less, the new plantings will not survive.

I am thinking the best time to do this work would be in the winter months when some of the vegetation is dormant, then complete repairs and install native vegetation in the spring months.

We'll need to reach back out to contractors for a revised scope and fee. Would you like to wait until the fall to pick this back up or is this something we'd like to address as soon as possible?

Thanks!

Frank Nolte

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Tab 4

PSA --- HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	July 7, 2022
Client:	Water's Edge HOA/CDD-Mickey McCarthy, Jason Peterson 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 July 25, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on July 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

The turf mowing has not yet been completed for the week, but it was obvious that it is being cut, edged and trimmed regularly and in accordance with the specifications. There were no conditions regarding the lawn mowing that would be considered problematic.

3 TURF COLOR

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

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

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

Clubhouse parking lot fence line- turf color still ranged from a consistent medium green to a consistent dark green.

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

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

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

July



July



July



June



June



May



May



May



April



April



April



3 TURF DENSITY

Bellehaven gate- the density still ranged from fair to good on the entry side and exit side.

Moon Lake Road- the density was strong.

Clubhouse front left side and berm area- the front left side density was strong. The density of the left side berm still ranged from fair to good.

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

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

Common areas- Bahia turf density was strong.

Veteran's Park- Bahia turf density was strong.

Slidell gate- the density still ranged from fair to good, but was improving.

Front of basketball court-the density was poor as this turf is disease and infested with crabgrass and should be replaced./

2 TURF WEED CONTROL

Bellehaven at Creedmoor inbound-treat broadleaf weed *done*

Clubhouse left side pond- treat broadleaf weeds. *done - ongoing*

Clubhouse front left side-treat broadleaf weeds. *done*

Slidell entry and exit side -treat broadleaf weeds and sedge. *done*

Bellehaven exit side, outside of gate-treat broadleaf weeds. *done*

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

General work order- apply Top Choice to Veterans Park, Bridgeton Park and left side of clubhouse.

estimate pending

Basketball court front lawn- has take-all rot as well as heavy crabgrass infestation. This turf needs to be replaced. Photo below.

replacement pending

July

July



Bellehaven at Creedmoor inbound- monitor and treat turf inside gate for disease activity. There is discoloration in the lawn.

Clubhouse left side pond - treat active ant mounds. *ongoing*

Clubhouse parking lot- monitor turf along fence for disease activity. There is discoloration in the lawn.

The turf was not yet completely mowed but it was evident it is being mowed at the correct height and with sharp blades. The rainfall has helped to improve both the color and density of the turf in most locations. The turf broadleaf weed volume remained fairly low and weeds can be controlled by spot treatments. There was some chamberbitter noted. This aggressive weed needs to be killed off before it takes over sections of turf. There were no indications of new turf insect presence but turf disease was present. Monitor for grub and chinch bug activity as well as for disease activity now that the rainy season and higher temperatures have arrived.

3 SHRUB – TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse entry right side- replace three azaleas. WARRANTY WORK. *ongoing*

Moon Lake wall south of clubhouse- treat Fakahatchee grass for spider mites. *Photo below.*



*due
Follow up
scheduled
for this month.*

Veterans Park- maple is in decline. Roots are probably girdled. *Photo below.*



Clubhouse left side fence-tow Washingtonia palm may be in decline. *Photo below.*

June



July

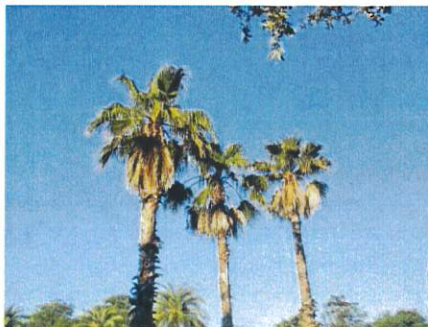


Clubhouse right side pool fence-declining palms have been removed. Three palms remain. *Photo below.*

May



June



July



Bellehaven entry- treat Fakahatchee grass for spider mites. *done*

3 BED WEED CONTROL

Bellehaven at Creedmoor outbound- remove bed weeds. *done*

Clubhouse left side- remove bed weeds under large oak. *done*

Bellehaven median 11217- treat crack weeds along curbing in median as well as common area sidewalk and both sides of the road. *weeds sprayed*

Slidell monument - remove bed weeds from jasmine and juniper. *done*

Moon Lake wall entire length -remove small bed weeds before they become larger. *done*

Bellehaven exit pedestrian gate- remove bed weeds from jasmine. *done*

3 IRRIGATION MANAGEMENT

The landscape appears to be receiving sufficient irrigation.

Bellehaven median 11639- possible irrigation break.

Techs have been working on all breaks

Bellehaven median 11710-possible irrigation break. TBD

11623 Bellehaven median endcap- repair irrigation break. done

Monthly irrigation wet check reports must be 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' ability 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.

Clubhouse dumpster enclosure- prune dead sections from juniper. done

Slidell keypad median- prune dead sections from juniper. done

3 TREE PRUNING

Slidell-remove "pups" from windmill palms. MISSED FROM JUNE INSPECTION. *Photo below.*



ongoing

Bridgeton park-remove low hanging moss from trees. ongoing

Across from 11170 Bellehaven- remove low hanging branches over sidewalk. *Photo below.*



done

3 CLEANUP/RUBBISH REMOVAL

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

Moon Lake wall entire length- remove fallen twigs and branches from bed.

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of coleus was providing a strong curb appeal in all locations. The plants were healthy and have filled in the bed space. Some pinching is required in all flower beds. *Photo below.*

July



July



June



June



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 36 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for JULY 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 was not yet completely mowed, trimmed and edged, but it was evident that it is being done on a regular basis with sharp blades. The color and density of the turf were both strong in most locations, and have continued to improve with the regular rainfall. The broadleaf weeds were mostly under control but some high visibility weeds still remain. There was some chamberbitter noted. This aggressive weed needs to be killed off before it takes over sections of turf. There were no signs of new insect presence but there was new disease activity. Most of the shrubs were healthy and actively growing with no signs of insects, except for spider mites on some of the ornamental grasses. The shrubs were maintaining their recently pruning. Some minor tree and palm pruning was necessary. The bed and crack weed control was good. There were a few irrigation issues that needed to be addressed. The landscape appears to be receiving sufficient irrigation. The new seasonal color planting of coleus was providing a strong 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

Almando Taylor

Company

ASI landscape management

Date

7-27-22

Tab 5

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	August 4, 2022
Client:	Water's Edge HOA/CDD-Mickey McCarthy 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 August 22, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on August 23, 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 mowers were set to the correct height. The hard edging was vertical and the edged material cleaned out thoroughly. The bed lines were neatly defined and the line trimming was at the same height as the mowing.

3 TURF COLOR

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

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

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

Clubhouse parking lot fence line- turf color ranged from a consistent medium green to a consistent dark green.

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

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

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

August

August

August



July

July

July



June

June



May

May

May



3 TURF DENSITY

Bellehaven gate - the density ranged from fair to good on the entry side and exit side.

Moon Lake Road- the density was good.

Clubhouse front left side and berm area - the front left side density was good. The density of the left side berm still ranged from fair to good, but it was improving.

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 lot along Moon Lake Road- the density was good.

Common areas - Bahia turf density was good.

Veteran's Park - Bahia turf density was good.

Slidell - the density was good and continuing to improve.

Front of basketball court-the density was poor as this turf is disease and infested with crabgrass and should be replaced.

2 TURF WEED CONTROL

Bellehaven at Creedmoor inbound - continue to treat broadleaf weed

Clubhouse left side pond - continue to treat broadleaf weeds.

Clubhouse front left side - continue to treat broadleaf weeds.

Slidell entry and exit side - continue to treat broadleaf weeds and sedge.

Bellehaven exit side, outside of gate - continue to treat broadleaf weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

General work order - apply Top Choice to Veterans Park, Bridgeton Park and left side of clubhouse.

Basketball court front lawn - has take - all rot as well as heavy crabgrass infestation. This turf needs to be replaced. This turf is scheduled to be replaced. *Photo below.*

July

July



Bellehaven at Creedmoor inbound- monitor and treat turf inside gate for disease activity. There is still discoloration in the lawn, but no turf has been lost.

Clubhouse parking lot- monitor turf along fence for disease activity. There is still discoloration in the lawn, but no turf has been lost.

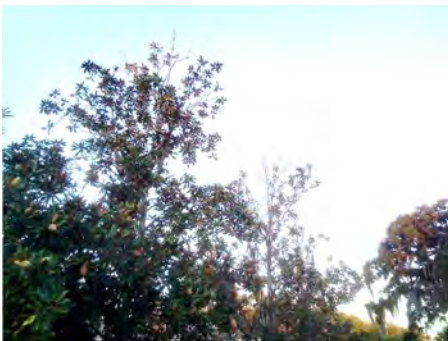
The turf was being mowed at the proper height with sharp blades. Both the color and density remained strong, though there was a slight loss of color due to the efficacy of the summer fertilization wearing off. This is common. The broadleaf weed content was still present in high visibility areas. The weeds can be controlled by spot treatments. Chamberbitter was still present. There were no indications of new turf insect presence but there were sections that may have the beginning of disease activity. Monitor for grub and chinch bug activity as well as for disease activity. A small section of warranty sod needs to be installed. The majority of the turf was performing very well.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse front left corner - Washingtonian palm is in decline. *Photo below.*



11705 Bellehaven median - three magnolias continue to decline. *Photo below.*



Clubhouse entry right side - replace three azaleas. WARRANTY WORK.

Bellehaven entry-continue to treat Fakahatchee grass for spider mites.

Clubhouse left side fence - Washingtonian palm is dead and needs to be removed. *Photo below.*

June

July

August

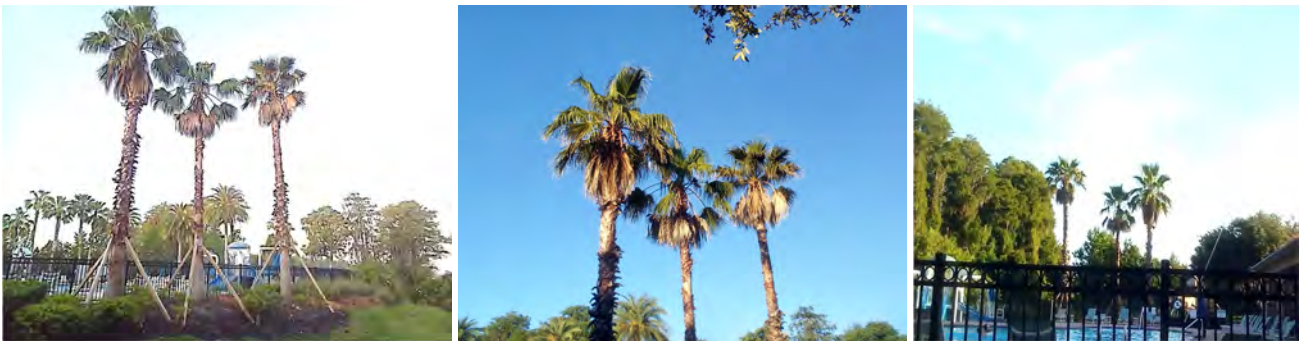


Clubhouse right side pool fence-declining palms have been removed. Three palms remain. *Photo below.*

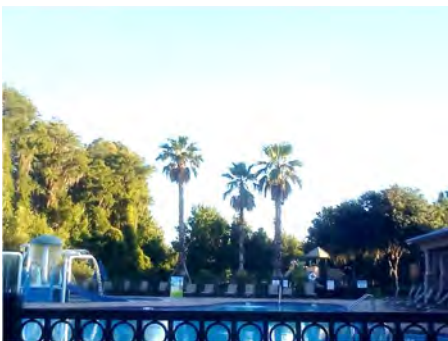
May

June

July



August



3 BED WEED CONTROL

Cobbs Ferry Ct - treat crack weeds.

Left rear clubhouse fence - remove bed weeds.

Boat ramp driveway - treat crack weeds.

Left front clubhouse lawn - remove weeds from iris beds.

Bellehaven exit pedestrian gate - remove bed weeds from jasmine.

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

3 IRRIGATION MANAGEMENT

The landscape appears to be receiving sufficient irrigation. There were no breaks or leaks noted during this inspection. One section is awaiting approval for repair.

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 park - cut back woodline.

Bridgeton dock - cut back vegetation along the length of dock.

11623 Bellehaven median - cut back firebush to improve line of sight.

Slidell - prune holly hedge along entry and exit wall.

Front of clubhouse - hand prune Japanese blueberries.

Front left corner of clubhouse-re-shape schilling hollies so that they are wider on the bottom and narrower on top. The bottom section is being shaded out. *Photo below.*



3 TREE PRUNING

Bridgeton park - continue to remove low hanging moss from trees.

Fairhope cul de sac - elevate oak trees.

Veterans Park - remove dead fronds from roebellini palm.

North end of clubhouse parking lot - prune low hanging branches over parking space. *Photo below.*



3 CLEANUP/RUBBISH REMOVAL

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

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of coleus was providing a strong curb appeal in all locations. The plants were healthy and have filled in the bed space. Do not use hedge trimmer to “pinch” plants, as noted on Bellehaven endcap. This ruins the habit of the plant. Pinching should be done by hand. Some pinching is required in all flower beds. A few of the plants on the Slidell endcap are in decline and should be pinched back to encourage new growth. *Photo below.*

August



August



July



July



June



June



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 36 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for AUGUST 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 was being mowed, trimmed and edged in accordance with the specifications. The color and density of the turf were both strong, though there was a slight loss of color due to the efficacy of the summer fertilization wearing off. The broadleaf weed content was still present in high visibility areas. They can be controlled by spot treatments, being careful not to damage the turf with herbicide use in high temperatures. There were no indications of insect but some possible early disease activity. Most of the shrubs were healthy and did not require any immediate pruning attention. Some hardwoods and palms did require pruning for clearance and aesthetics. The bed and crack weed control was strong. There were no irrigation issues that needed to be addressed. The landscape appears to be receiving sufficient irrigation. The seasonal color planting of coleus was providing a colorful display, with a few small areas of decline noted. This was one of the most successful inspections. The grounds are being well cared for and should continue to be maintained at this level.

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

Job Name: Waters Edger Clock AController Name: by Pump inside - ports carpusDate: 7/26/27 Page #: 1 of 3

IRRIGATION INSPECTION REPORT

Technician Name: Walt

Property Manager:

(A)	Program A	Start Times: 7 PM	Run Days: M T W T F S S	Seasonal Adjust: 100 %	Weather Sensor Present: <u>YES</u> NO
	Program B	3 AM	M T W T F S S	100 %	
	Program C	7 PM	M T W T F S S	100 %	Weather Sensor Operational: <u>Working</u> Not Working
	Program D	3 AM	M T W T F S S	10 %	
	Controller Make & Model: <u>7 PM H/Acc</u>				
Controller Status: <u>WORKING</u>		NOT WORKING			DO WE HAVE A ZONE MAP? <u>YES</u> NO
POC info: Potable Water <u>Reclaim Water</u>		Well Water Lake Water			
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE					

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler			R					S	D	S		R	S	D	D	
Annuals, Shrub, Turf			T													
Run Time [Program:] A			45									45				
Run Time [Program:] B																
Run Time [Program:] C								30	30	30			30	30	30	
Battery Pack/Doubler/Add-a-Zone			D													
Zone Faults or Alarms			C													
Contract/Maintenance [No Charge]: <u>Circled items have been completed</u>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <u>Circled items have been completed</u>																
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments: Module ALARMS Bad Decoder



Job Name: Water Edge Clock A Updated 10/25/18

Controller Name: by pump port cuspis

IRRIGATION INSPECTION REPORT

Date: 7/26/22 Page #: 2 of 3

Technician Name: W. J. H.

Property Manager:

AD

Program A
Program B
Program C
Program D

Start Times:	Run Days:	Seasonal Adjust:
	M T W T F S S	100 %
	M T W T F S S	100 %
	M T W T F S S	100 %
	M T W T F S S	100 %

Weather Sensor Present:
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Weather Sensor Operational:
<input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working

Controller Make & Model:

H/Acc.

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Pump Status & Type:

DO WE HAVE A ZONE MAP?
<input type="checkbox"/> YES
<input type="checkbox"/> NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler								D	D	R	R					S
Annuals, Shrub, Turf								SH	S	T	ST					T
Run Time [Program:] <u>A</u>																
Run Time [Program:] <u>B</u>										45	35	30				
Run Time [Program:] <u>C</u>							30	30								
Battery Pack/Doubler/Add-a-Zone <u>D</u>									30							20
Zone Faults or Alarms <u>E</u>								30	30							30

Contract/Maintenance [No Charge]: Circled items have been completed

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments:

Job Name: Waters Edyn

Updated 10/25/18

Controller Name: H/ACC

IRRIGATION INSPECTION REPORT

Date: 7/26/22Page #: 3 of 3Technician Name: Walter

Property Manager:

A

Program A

Program B

Program C

Program D

Start Times:

Run Days:

Seasonal Adjust:

Weather Sensor Present:

YES NO

Weather Sensor Operational:

Working Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Pump Status & Type:

Potable Water

Reclaim Water

Well Water

Lake Water

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

DO WE HAVE A
ZONE MAP?

YES

NO

Zone Number	37	34	3	36	37	32	39	40	41	42	43		56		D
Spray, Rotor, MP, Drip, or Bubbler	S	D		R	D	D			D				45		S
Annuals, Shrub, Turf	st	S							S				st		60
Run Time [Program: <u>1A</u>]															
Run Time [Program: <u>1B</u>]				45	60	60			60						
Run Time [Program: <u>1C</u>]															
Battery Pack/Doubler/Add-a-Zone <u>D</u>	30	25			60	60			60						
Zone Faults or Alarms <u>E</u>	20	22			60	60			60						

Contract/Maintenance [No Charge]: Circled items have been completed

Maintenance Repairs															
Partial Clogged Nozzles															
Head Straightened															
Head Adjusted															

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray															
Head Broken - 12" spray															
Head Broken - Riser															
Head Broken - Rotor															
Upgrade to 6" Pop Up-Turf															
Upgrade to 12" Pop Up-Shrub															
Nozzle - Spray															
Nozzle - MP rotator															
Drip Line Break															
Lateral Line Break															
Relocation/Add Head															
Head Raised/Lowered-Turf															
Head Raised/Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking															
Other-See Comments															

Additional Comments: Control Down the house some Decorder Damage, Need track and trouble shooting.

Did you contact the CRM? YES / NO

What Time?

Did you contact the CRM?



Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 7/26/22

Page #: 1 of 3

Technician Name: Rose Sn

Property Manager:

Program	Start Times	Run Days	Seasonal Adjust
Program A	3 AM	M T W T F S S	100 %
Program B	7 PM	M T W T F S S	100 %
Program C	7 PM	M T W T F S S	100 %
Program D	7 PM	M T W T F S S	100 %

Controller Make & Model: 3 AM 0000 100% Hunter
8 PM 0000 100% ACC2 2wire

Controller Status: WORKING NOT WORKING

POC info: Potable Water Reclaim Water Well Water Lake Water

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Weather Sensor Present: YES NO

Weather Sensor Operational: Working Not Working

DO WE HAVE A ZONE MAP? YES NO

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	D	D	R	S	D	S	S	D	D	R	D	S	R	R	D
Annuals, Shrub, Turf	T	S	S	T	T	S	T	T	S	S	T	S	T	T	T	S
Run Time (Program: <u>A1B</u>)	45			45				25						45	40	
Run Time (Program: <u>C1D</u>)		25	25		20	25	20		50	50		35	20			20
Run Time (Program: <u>E1F</u>)	45								40	30						
Battery Pack/Doubler/Add-a-Zone <u>G</u>				35												
Zone Faults or Alarms																

Contract/Maintenance [No Charge]: Circled items have been completed

Maintenance Repairs				<u>1 Valve Box</u>												
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments: 1 - Missing Valve Box lid
2 - see back (Lateral break between Juniper planters area)

Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 7/26/22Page #: 2 of 3Technician Name: Joselyn

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present: YES NO Weather Sensor Operational: Working Not Working
Program B			%	
Program C			%	
Program D			%	
Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	S	R	S	R	S	D	S	S	?	?	D	D	D
Annuals, Shrub, Turf	T	T	T	T	T	T	T	S	T	T				S	S	S
Run Time [Program: A1B]			40		25	30	40									
Run Time [Program: C1D]	20	20		20				25	20	20				25	25	25
Run Time [Program: E1F]	20	20													20	20
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]: *Circled items have been completed*

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted	(1)	(2)		(1)										(4)	(6)	

Billable Repairs or Upgrades: *Circled items have been completed*

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments:

Job Name: Water Edges

Updated 10/25/18

Controller Name: HALL By Lift Station #C

IRRIGATION INSPECTION REPORT

Date: 7/26/22Page #: 1 of 1Technician Name: Walker

Property Manager:

#C	Program A	Start Times: <u>7pm</u>	Run Days: <u>M T W T F S S</u>	Seasonal Adjust: <u>100</u> %	Weather Sensor Present: <u>YES</u> NO
	Program B	<u>7pm</u>	<u>M T W T F S S</u>	<u>100</u> %	
	Program C		<u>M T W T F S S</u>	%	
	Program D	<u>220 A</u>	<u>M T W T F S S</u>	%	

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

<u>HALL By Lift Station</u>	
WORKING	NOT WORKING
Potable Water	Reclaim Water
Well Water	Lake Water
<u>PRESSURIZED</u>	PUMP START
CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?
<u>YES</u>
NO

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>O</u>
Annuals, Shrub, Turf	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>
Run Time (Program: <u>1 A</u>)	<u>20</u>	<u>40</u>	<u>40</u>		<u>20</u>	<u>20</u>	<u>40</u>	<u>40</u>	<u>40</u>			<u>40</u>	<u>40</u>			
Run Time (Program: <u>1 B</u>)				<u>20</u>	<u>20</u>	<u>20</u>				<u>20</u>	<u>20</u>			<u>20</u>	<u>20</u>	
Run Time (Program: <u>1</u>)																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms				<u>1</u>		<u>1</u>										

Contract/Maintenance [No Charge]: Circled items have been completed

Maintenance Repairs																
Partial Clogged Nozzles	<u>1</u>															
Head Straightened	<u>1</u>															
Head Adjusted																

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray																
Head Broken - 12" spray												<u>1</u>	<u>1</u>			
Head Broken - Riser																
Head Broken - Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments	<u>solopoid</u>															

Additional Comments: honey



Job Name:

Water's Edge

Updated 10/25/18

Controller Name:

D.

IRRIGATION INSPECTION REPORT

Date:

7/26/22

Page #:

1

of

1

Technician Name:

Johnny R.

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:
Program B	7:00 PM	M T W T F S S	100 %
Program C	7:00 PM	M T W T F S S	100 %
Program D		M T W T F S S	%
Controller Make & Model:	Rainbird-GSP M53		
Controller Status:	WORKING		
POC info:	Potable Water	Reclaim Water	Well Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL

Weather Sensor Present:	YES	NO
Weather Sensor Operational:	Working	Not Working

DO WE HAVE A ZONE MAP?	YES	NO
------------------------	-----	----

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13			
Spray, Rotor, MP, Drip, or Bubbler	S		R	R	R	R	R	R	R	S	R	R	S			
Annuals, Shrub, Turf	T		S-T	T	T	T	T	T	T	T	T	T	T			
Run Time [Program: A1]	30	30	30	30	30	30	30	30	30	30						
Run Time [Program: I]			30													
Run Time [Program: I]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																
Contract/Maintenance [No Charge]: Circled items have been completed																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: Circled items have been completed																
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments: | -

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 22, 2022 at 3:30 p.m.
- **Next Election (Seats 1 & 5):** November 8, 2022

**District
Manager's
Report**

August 25

2022

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D

FINANCIAL SUMMARY

07/31/2022

General Fund Cash &
Investment Balance:

\$263,630

Reserve Fund Cash &
Investment Balance:

\$369,494

Debt Service Fund Investment
Balance:

\$566,332

**Total Cash and Investment
Balances:**

\$1,119,456

General Fund Expense Variance: (\$13,224)

**Over
Budget**



Rizzetta & Company

Fence Repair:

- ✓ Coordinated with Jeff Lugo for fence repair along southern portion of Ventana.

HOA & CDD Collaboration:

- ✓ Coordinated with Single Family Board members to attend upcoming CDD meeting to discuss fence policies to prevent easement blockage.

Final Budget:

- ✓ Posted FY 22-23 Final Budget to CDD website and mailed to the County.

Insurance Renewal:

- ✓ Application submitted for insurance renewal for FY 22-23 with EGIS.

Water Pump:

Coordinated with Chair and ITS to provide proposals for repairs.

Intacct Training:

- ✓ District Management participated in Intacct Training. District Managers currently in beta-testing of the software and will provide further updates to the Board.



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

July 31, 2022

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District

Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Reclaimed 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	258,969	0	0	0	258,969	0	0
Reclaimed Water Account	0	76,084	0	0	76,084	0	0
Investments	4,661	0	0	566,332	570,993	0	0
Investments - Reserve	0	0	369,494	0	369,494	0	0
Accounts Receivable	11,001	0	0	0	11,001	0	0
Prepaid Expenses	1,886	0	0	0	1,886	0	0
Deposits	3,965	0	0	0	3,965	0	0
Due From Other Funds	52,339	0	0	10,246	62,585	0	0
Amount Available in Debt Service	0	0	0	0	0	0	576,578
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,448,422
Fixed Assets	0	0	0	0	0	6,633,196	0
Total Assets	332,822	76,084	369,494	576,578	1,354,978	6,633,196	8,025,000
Liabilities							
Accounts Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	12,342	4,900	0	0	17,242	0	0
Due To Other Funds	10,246	27,409	24,930	0	62,585	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	8,025,000
Total Liabilities	22,588	32,309	24,930	0	79,827	0	8,025,000
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	97,543	11,195	(6,325)	(13,186)	89,227	0	0
Total Fund Equity & Other Credits	310,234	43,774	344,564	576,578	1,275,151	6,633,196	0
Total Liabilities & Fund Equity	332,822	76,084	369,494	576,578	1,354,978	6,633,196	8,025,000

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	37	37	0.00%
Special Assessments					
Tax Roll	369,700	369,700	372,237	2,537	(0.68)%
Other Miscellaneous Revenues					
Pump Station	0	0	50,954	50,954	0.00%
Total Revenues	369,700	369,700	423,228	53,528	(14.48)%
Expenditures					
Legislative					
Supervisor Fees	12,000	10,000	9,400	600	21.66%
Financial & Administrative					
Administrative Services	4,865	4,054	4,135	(81)	15.00%
District Management	23,500	19,583	19,975	(392)	15.00%
District Engineer	8,000	6,667	18,300	(11,633)	(128.74)%
Disclosure Report	2,000	2,000	1,500	500	25.00%
Trustees Fees	3,775	3,775	3,871	(96)	(2.54)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	5,400	4,500	4,590	(90)	15.00%
Assessment Roll	5,400	5,400	5,508	(108)	(2.00)%
Accounting Services	12,975	10,813	11,029	(217)	14.99%
Auditing Services	3,400	3,400	3,129	271	7.97%
Arbitrage Rebate Calculation	450	450	450	0	0.00%
Public Officials Liability Insurance	2,960	2,960	2,826	134	4.52%
Legal Advertising	500	417	1,350	(934)	(170.09)%
Miscellaneous Mailings	1,500	1,250	1,487	(237)	0.87%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	5,000	4,167	3,288	879	34.25%
Legal Counsel					
District Counsel	10,000	8,333	12,220	(3,886)	(22.19)%
Electric Utility Services					
Utility Services	36,000	30,000	12,243	17,757	65.99%
Stormwater Control					
Fountain Service Repair & Maintenance	3,500	2,917	600	2,317	82.85%
Lake/Pond Bank Maintenance	7,500	6,250	0	6,250	100.00%

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	26,220	21,850	21,850	0	16.66%
Mitigation Area Monitoring & Maintenance	500	417	0	417	100.00%
Aquatic Plant Replacement	5,000	4,167	0	4,167	100.00%
Stormwater System Maintenance	7,500	6,250	2,870	3,380	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	2,083	2,870	(787)	(14.80)%
Landscape Maintenance	95,266	79,388	88,326	(8,938)	7.28%
Irrigation System Monitoring & Maintenance	20,000	16,667	1,147	15,519	94.26%
Well Maintenance	5,000	4,167	0	4,167	100.00%
Landscape - Mulch	7,000	5,833	13,760	(7,927)	(96.57)%
Water Use Permit	0	0	5,500	(5,500)	0.00%
Landscape Replacement Plants, Shrubs, Trees	10,000	8,333	6,906	1,428	30.94%
Reclaimed Pump Maintenance & Repairs	13,704	11,420	57,244	(45,824)	(317.71)%
Contingency					
Miscellaneous Contingency	20,000	16,667	2,544	14,123	87.28%
Total Expenditures	369,700	312,462	325,685	(13,224)	11.91%
Excess Of Revenues Over (Under) Expenditures	0	57,238	97,543	40,304	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	57,238	97,543	40,304	0.00%
Fund Balance, Beginning of Period	0	0	212,691	212,691	0.00%
Fund Balance, End of Period	0	57,238	310,234	252,996	0.00%

Waters Edge Community Development District

Statement of Revenues and Expenditures

101 - Reclaimed Water Fund

From 10/1/2021 Through 7/31/2022

(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	5	5	0.00%
Special Assessments				
Tax Roll	49,774	49,774	0	0.00%
Total Revenues	<u>49,774</u>	<u>49,779</u>	<u>5</u>	<u>0.01%</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	38,584	11,190	22.48%
Total Expenditures	<u>49,774</u>	<u>38,584</u>	<u>11,190</u>	<u>22.48%</u>
Excess Of Revenues Over (Under) Expenditures	0	11,195	11,195	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	11,195	11,195	0.00%
Fund Balance, Beginning of Period	0	32,579	32,579	0.00%
Fund Balance, End of Period	<u>0</u>	<u>43,774</u>	<u>43,774</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 7/31/2022

(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	322	322	0.00%
Special Assessments				
Tax Roll	18,283	18,283	0	0.00%
Total Revenues	<u>18,283</u>	<u>18,605</u>	<u>322</u>	<u>1.76%</u>
Expenditures				
Contingency				
Capital Reserve	18,283	24,930	(6,647)	(36.35)%
Total Expenditures	<u>18,283</u>	<u>24,930</u>	<u>(6,647)</u>	<u>(36.36)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(6,325)	(6,325)	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	(6,325)	(6,325)	0.00%
Fund Balance, Beginning of Period	0	350,889	350,889	0.00%
Fund Balance, End of Period	<u>0</u>	<u>344,564</u>	<u>344,564</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	31	31	0.00%
Special Assessments				
Tax Roll	757,933	762,326	4,393	0.57%
Total Revenues	757,933	762,357	4,425	0.58%
Expenditures				
Debt Service				
Interest	327,933	330,543	(2,610)	(0.79)%
Principal	430,000	445,000	(15,000)	(3.48)%
Total Expenditures	757,933	775,543	(17,610)	(2.32)%
Excess Of Revenues Over (Under) Expenditures	0	(13,186)	(13,186)	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	(13,186)	(13,186)	0.00%
Fund Balance, Beginning of Period	0	589,764	589,764	0.00%
Fund Balance, End of Period	0	576,578	576,578	0.00%

Waters Edge CDD
Investment Summary
July 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2022</u>
The Bank of Tampa	Money Market	\$ 4,661
Total General Fund Investments		\$ 4,661
The Bank of Tampa ICS Capital Reserve		
Pinnacle Bank	Money Market	\$ 121,039
Western Alliance Bank	Money Market	248,455
Total Reserve Fund Investments		\$ 369,494
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	18,107
US Bank Series 2015 Revenue	US Bank Money Market 5	183,017
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
Total Debt Service Fund Investments		\$ 566,332

Waters Edge Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2022 Through 7/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
7/1/2022	Waters Edge Master HOA	OMR0622-1	429.46
7/1/2022	Waters Edge Master HOA	OMR0622-2	10,572.00
		Total 001 - General Fund	11,001.46
Report Balance			11,001.46

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2022.
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.

Tab 8

MINUTES OF MEETING

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

**WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, July 28, 2022, at 5:00 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	Board Supervisor, Chairman
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

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order at 5:00 p.m., confirmed there was a quorum, and noted there was an audience present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board entertained a comment regarding tree limbs growing into a resident's yard from District property. Ms. Cooper reviewed the policy to cut vertically up property line.

THIRD ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Mr. Nolte presented his report and proposals from Finn Outdoor under separate cover. He reviewed his report and the color-coded map of prioritized repairs. Mr. Nolte noted that Inlet 8-10 is the most critical.

Mr. Nolte reviewed proposals #1906 for \$1600 and less invasive and #1907 for \$12,500 which is very invasive.

On a motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved Finn Outdoor's proposal #1906 for \$1,600 and authorized Chairman to execute a proposal not-to-exceed \$12,500 if there is a more serious issue for the Water's Edge Community Development District.

Mr. Nolte reviewed the wall clearing timeline and a rough estimate. He stated that it is very expensive, and he recommends a scaled back option. The Board requested proposals for the yellow areas (page 9 of his report) for repair and cleaning.

A discussion ensued regarding fences blocking access to the ponds and District property. It was stated that it is a massive issue throughout the community. Mr. Vericker will look into this issue with Mr. Nolte and make a recommendation to the Board on how to proceed. Mr. Nolte will provide a list of ponds that have no access due to the fences.

Mr. Nolte the SWFWMD Operation and Maintenance repairs. He stated that Priority A area repairs are completed. Mr. Nolte reviewed Finn Outdoor proposal #1892 for \$8,217.50 (recommended) and #1903 for \$11,495 that he would not recommend at this time.

On a motion by Ms. Geney and seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved Finn Outdoor's proposal #1892 for \$8,217.50 for priority areas B and C and authorized Chairman to execute a proposal not-to-exceed \$12, 500 if there is a more serious issue for the Water's Edge Community Development District.

Mr. Nolte reviewed Finn Outdoor proposal #1908 for \$750 to cut and remove a downed tree on Pond T2, which is blocking access.

On a motion by Mr. Haslett and seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved Finn Outdoor's proposal #1908 for \$750 to cut and remove a downed tree on Pond T2 for the Water's Edge Community Development District.

Mr. Nolte reviewed Area 3 – Belle Haven erosion repair. He stated that resident's drains are overflowing/contributing to erosion on the easement.

Mr. Nolte will send Mr. Vericker the survey and plat and advise the Board. Mr. Vericker will ghost write a letter to the resident stating that they will need to come up with a different solution for gutter drainage to be sent be management.

B. District Counsel

Mr. Vericker will work with Mr. Nolte on the follow-up items.

C. Aquatics Manager

Mr. Smith reviewed the aquatics report and answered Board members' questions. Ms. Geney requested that Pond L15 be treated for Spike Rush.

D. PSA Inspection Reports

Mr. Peterson reviewed the PSA inspection reports with the Board and answered questions. He stated that overall, everything looks good. Mr. Peterson noted that weed control was needed due to the rain.

E. District Manager

Ms. Cooper presented the monthly District Manager report and financials to the Board. Ms. Cooper reminded the Board of the next regularly scheduled meeting to be held on August 25, 2022 at 3:30 p.m.

Mr. Anastasopoulos asked about the Reserve Fund interest earnings. Mr. Haslett inquired about the Intacct log-ins. Mr. Haslett also asked if the District has received the \$450 payment for erosion repairs yet.

FOURTH ORDER OF BUSINESS

Public Hearing on Final Budget for Fiscal Year 2022/2023

Ms. Cooper asked for a motion to open the public hearing.

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2022/2023 Final Budget for the Water's Edge Community Development District.

Ms. Cooper reviewed the budget with the Board. She stated that there had been no changes since the proposed budget was approved. She noted that the total increase was \$41.50 per lot.

There was no discussion, questions or comments from the Board or the audience.

Ms. Cooper asked for a motion to close the public hearing.

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2022/2023 Final Budget for the Water's Edge Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Approving Fiscal Year 2022/2023 Final
Budget**

Ms. Cooper presented and reviewed Resolution 2022-03, Approving Fiscal Year 2022/2023 Final Budget.

On a motion by Mr. Anastasopoulos, seconded by Ms. Geney, with all in favor, the Board of Supervisors approved Resolution 2022-03, Approving Fiscal Year 2022/2023 Final Budget (\$479,463) for the Water's Edge Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Levying Assessments
for Year 2022/2023**

Ms. Cooper asked for a motion to open the public hearing.

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors opened the Public Hearing on Levying Assessments for Fiscal Year 2022/2023 for the Water's Edge Community Development District.

There were no questions, comments, or discussion on the levying of assessments.

Ms. Cooper asked for a motion to close the public hearing.

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors closed the Public Hearing on Levying Assessments for Fiscal Year 2022/2023 for the Water's Edge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Levying Special Assessments for Fiscal
Year 2022/2023**

Ms. Cooper presented and reviewed Resolution 2022-04, Levying Assessments for Fiscal Year 2022/2023.

On a motion by Mr. Haslett, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved Resolution 2022-04, Levying Special Assessments for Fiscal Year 2022/2023 for the Water's Edge Community Development District.

EIGHTH ORDER OF BUSINESS

Fourth Addendum to the Contract for Professional District Services

Ms. Cooper presented and reviewed the Fourth Addendum to the Contract for Professional District Services. She reviewed the increase with the Board.

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Fourth Addendum to the contract for Professional District Services as requested for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

Appointment to Open Board Seat

This item was tabled as the candidate for the vacant seat was unable to attend the meeting.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Setting the Meeting Schedule for Fiscal Year 2022/2023

Ms. Cooper presented and reviewed Resolution 2022-05, Setting the Meeting Schedule for Fiscal Year 2022/2023. Ms. Cooper requested changing the time for the November 17th meeting to 10:00 a.m.

On a motion by Mr. Haslett, seconded by Ms. Geney, with all in favor, the Board of Supervisors approved Resolution 2022-05, Setting the Meeting Schedule for Fiscal Year 2022/2023 as amended for the Water's Edge Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular meeting held on June 23, 2022

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the minutes for the regular meeting held on June 23, 2022, as presented for the Water's Edge Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Operations & Maintenance Expenditures for May and June 2022

Mr. Anastasopoulos asked several questions regarding the expenditures.

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 May in the amount of \$56,840.48 and June 2022 in the amount of \$46,841.99 for the Water's Edge Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There were no audience comments.

Mr. Peterson asked bout ITS follow-up items from the last Board meeting. Ms. Cooper will reach out to Daniel and Jamie at ITS.

Ms. Geney requested that District management send calendar invites for all of the District's meetings.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Cooper stated if there was no further business to come before the Board, a motion to adjourn would be on order.

On a Motion by Mr. Haslett, seconded by Ms. Geney, with all in favor, the Board of Supervisors adjourned the meeting at 6:58 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 9

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures July 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,300.03**

Approval of Expenditures:

____Chairperson

____Vice Chairperson

____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Digital Assurance Certification LLC	002450	59672	Annual Dissemination Fee 22/23	\$ 1,500.00
George Anastasopoulos	002443	GA062322	Board of Supervisor Meeting 06/23/22	\$ 200.00
GHS Environmental	002444	2022-352	Monthly Meter Reading - Pump Station 06/22	\$ 142.00
Irrigation Technical Services, Inc.	002451	30103	Water Management - Injection Leak Repair 07/22	\$ 1,607.81
Irrigation Technical Services, Inc.	002453	30107	Water Management - Pump Station 07/22	\$ 280.84
Jason Peterson	002447	JP062322	Board of Supervisor Meeting 06/23/22	\$ 200.00
Pasco County Utilities	002457	16930039	9019 Creedmoor Reclaim Lane 06/22	\$ 5,964.70
Rizzetta & Company, Inc.	002448	INV0000069327	District Management Fees 07/22	\$ 4,147.92
Rizzetta & Company, Inc.	002454	INV0000069643	Mass Mailing - Budget Notices 07/22	\$ 1,486.83
Sitex Aquatics, LLC	002455	6404B	Monthly Lake Maintenance 07/22	\$ 2,185.00
Straley Robin Vericker	002449	21648	General Legal Services 06/22	\$ 1,418.00
Teri Lynn Geney	002445	TG062322	Board of Supervisor Meeting 06/23/22	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Times Publishing Company	002456	0000229584 07/06/22	Account # 113848 Legal Advertising 07/22	\$ 119.20
Times Publishing Company	002452	0000229590 06/29/22	Account # 113848 Legal Advertising 06/22	\$ 892.88
Timothy M Haslett	002446	TH062322	Board of Supervisor Meeting 06/23/22	\$ 200.00
US Bank	002458	6504561	Trustee Fees Series 2015 04/1/2022 - 03/31/2023	\$ 3,771.25
Withlacoochee River Electric Cooperative, Inc.	20220722-1	2189378 06/22	11909 Slidell St. - Pump 06/22	\$ 68.53
Withlacoochee River Electric Cooperative, Inc.	20220722-1	2189381 06/22	11406 Belle Haven Dr. - Well 06/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	20220722-1	2189382 06/22	11406 Biddeford Place - Well 06/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	20220722-1	2189383 06/22	9101 Creedmoor Ln - Pump 06/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	20220722-1	2189384 06/22	9136 Creedmore Ln - Well 06/22	<u>\$ 1,809.95</u>
Report Total				<u>\$ 26,300.03</u>



Digital Assurance Certification, LLC
315 East Robinson St. Suite 300
Orlando, FL 32801
407-515-1100
Billing@DACBond.com
www.DACBond.com

BILL TO

Waters Edge Community
Development Dist.
c/o Rizzetta and Company
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE 59672**DATE** 07/01/2022 **TERMS** Due upon receipt**DUE DATE** 07/01/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Annual Fee EC	Ongoing Fee	1	1,500.00	1,500.00
	Dissemination Type: Annual			
	Professional Services Rendered to Waters Edge Community Development District, FL for centralized document repository for client filings, cover sheet creation, even dissemination to EMMA and investors, links to and from client web-site (if requested), email reminders keyed to continuing disclosure agreement, creation of templates for operating data, staffed help desk and access to Continuing Professional Education (CPE) credits.			
	Wire funds to: Bank of America ABA #026009593			
	For credit to: Digital Assurance Certification (DAC) Account # 898104038892			

Date Rec'd Rizzetta & Co., Inc. 07.03.22

D/M approval *Jayna Cooper* Date 7-8-22

Date entered 07.08.22

Fund 001 GL 51300 OC 3104

Check #

Thank you for your business. Our Federal EIN-59-3536820

TOTAL DUE**\$1,500.00**

Waters Edge CDD
Meeting Date: June 23, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Teri Geney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
George Anastasopoulos	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
vacant	<input type="checkbox"/>	<input type="checkbox"/>
Timothy Haslett	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jason Peterson	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:30
Meeting End Time:	5:30
Total Meeting Time:	

Time Over 3 Hours:	0
--------------------	---

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.585
Mileage to Charge	\$0.00

DM Signature: Jayna Cooper

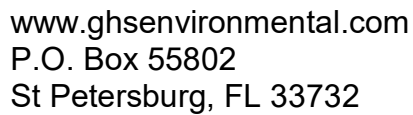
Date Rec'd Rizzetta & Co., Inc. _____

DM Approval Jayna Cooper Date 07-01-2022

Date entered 06.30.22

Fund 001 GL 51100 OC 1101

Check # _____



Date: 6/28/2022
Invoice #: 2022-352

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

Due Date	Service Date:
6/28/2022	June 2022
Project Completion	Amount
50.00%	142.00
Total	\$142.00
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#: 30103

Date: 07/07/2022

Record#: 28581

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: 08/06/2022

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Injection Leak Repair	1.0000	1,607.810000	1,607.81	N

Notes:

Work completed on 7/6/2022

ITS repaired leak on the discharge side of the injection system. Leak was found within the galvanized piping. Repair was made. At this time ITS notified that the injection flow meter was not working properly and needs to be replaced. Proposal will be created for the meter replacement. This is out of warranty.

Date Rec'd Rizzetta & Co., Inc. 07.08.22

D/M approval *Jayna Cooper* Date 7-8-22

Date entered 07.07.22

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:	1,607.81
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,607.81

**Irrigation Technical Services,**

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

Service Invoice

Invoice#: 30107

Date: 07/07/2022

Record#: 28585

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: 08/06/2022**Employee:****Order#:** Contract

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Service Tech	2.3800	118.000000	280.84	

Notes:

Work completed on 7/2/2022

Station was down on Saturday due to a VFD fault - over current. Over current was caused by incoming power. Reset VFD and ran all three pumps to verify operation. Scheduler is back on for both programs, discharge butterfly is open to the field completely and pumps are all in auto.

Date Rec'd Rizzetta & Co., Inc. 07.15.22

D/M approval Jayna Cooper Date 7-15-2022
07.15.22

Date entered _____

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:	280.84
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	280.84



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@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 16930039

Billing Date: 7/14/2022

Billing Period: 5/23/2022 to 6/22/2022

New Water, Sewer, Reclaim rates, fees, and charges take 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	5/23/2022	476122	6/22/2022	493164	30	17042

Usage History Water

June 2022	17042
May 2022	15218
April 2022	13288
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

Transactions

Previous Bill	5,326.30
Payment 06/27/22	-5,326.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	17,042 Thousand Gals X \$0.35 5,964.70
Total Current Transactions	5,964.70
TOTAL BALANCE DUE	\$5,964.70

Date Rec'd Rizzetta & Co., Inc. 07.18.22

D/M approval *Jayna Cooper* Date **7-22-2022**

Date entered 07.22.22

Fund 101 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 5,964.70

Total Balance Due \$5,964.70
Due Date 8/1/2022

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



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

Invoice

Date	Invoice #
7/1/2022	INV0000069327

Bill To:

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

Services for the month of	Terms	Client Number
July	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. 06.30.22</p> <p>D/M approval <i>Jayna Cooper</i> Date 07-01-2022</p> <p>Date entered 06.30.22</p> <p>Fund 001 GL 51300 OC 3201 \$1,102.92</p> <p>Check # 3100 \$413.50</p> <p>3103 \$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

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

Invoice

Date	Invoice #
7/12/2022	INV0000069643

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notices	1.00	\$1,486.83	\$1,486.83
<div>Date Rec'd Rizzetta & Co., Inc. <u>07.12.22</u> D/M approval <u>Jayna Cooper</u> Date <u>7-15-2022</u> Date entered <u>07.15.22</u> Fund <u>001</u> GL <u>51300</u> OC <u>4802</u> Check # _____</div>			
Subtotal			\$1,486.83
Total			\$1,486.83



Invoice

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

Date	Invoice #
7/1/2022	6404B

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-July	2,185.00	2,185.00
	Fountain Maintenance	0.00	0.00
<div>Date Rec'd Rizzetta & Co., Inc. 06.30.22</div> <div>D/M approval <i>Jayna Cooper</i> Date 07-01-2022</div> <div>Date entered 06.30.22</div> <div>Fund 001 GL 53800 OC 4605</div> <div>Check #</div>			
		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

June 27, 2022

Client: 001219

Matter: 000001

Invoice #: 21648

Page: 1

RE: GENERAL

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/23/2022	JMV	REVIEW COMMUNICATION FROM T. GENEY; REVIEW CDD WEBSITE; CONFERENCE CALL WITH T. GENEY; DRAFT EMAIL TO M. HUBER, J. COOPER AND T. GENEY.	1.1	\$335.50
5/25/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$152.50
5/26/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.6	\$488.00
6/3/2022	LB	REVIEW PROPOSED BUDGET FOR FY 2022/2023; PREPARE DRAFT RESOLUTION ADOPTING FINAL FY 2022/2023 BUDGET AND DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON SAME.	1.0	\$165.00
6/8/2022	JMV	REVIEW EMAIL FROM J. COOPER RE: CDD COMMUNICATION POLICY.	0.2	\$61.00
6/9/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.6	\$183.00
6/9/2022	LB	FINALIZE RESOLUTIONS RE FY 2022/2023 O&M ASSESSMENTS AND BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
Total Professional Services			5.2	\$1,418.00

June 27, 2022

Client: 001219

Matter: 000001

Invoice #: 21648

Page: 2

Total Services	\$1,418.00
Total Disbursements	\$0.00
Total Current Charges	\$1,418.00
Previous Balance	\$1,025.50
Less Payments	(\$1,025.50)
PAY THIS AMOUNT	\$1,418.00

Please Include Invoice Number on all Correspondence

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

D/M approval Jayna Cooper Date 07-01-2022

Date entered 06.30.22

Fund 001 GL 51400 OC 3107

Check # _____

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	
07/ 6/22	WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account
07/06/2022	Deirdre Bonett	113848
Total Amount Due		Ad Number
\$119.20		0000229584

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/06/22	07/06/22	0000229584	Times	Legals CLS	Budget Hearing	1	2x49 L	\$115.20
07/06/22	07/06/22	0000229584	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

Date Rec'd Rizzetta & Co., Inc. 07.11.22
D/M approval *Jayna Cooper* Date 7-15-2022
Date entered 07.15.22
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 INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/ 6/22	WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account
07/06/2022	Deirdre Bonett	113848
Total Amount Due		Ad Number
\$119.20		0000229584

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

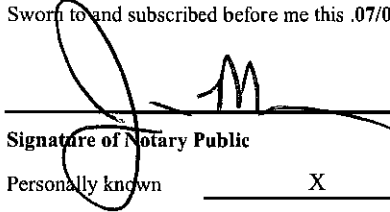
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **7/6/22** 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 **07/06/2022**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors Meeting
of the Waters Edge Community Development District**

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on July 28, 2022, at 5:00 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.watersedgecd.org/>, or may be obtained by contacting the District Manager's office via email at mhuber@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

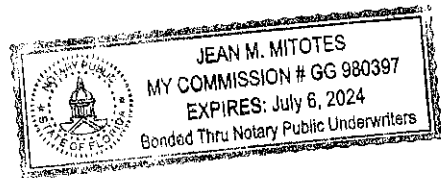
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Matthew Huber
District Manager

Run Date: July 6, 2022

0000229584



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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 Hearing** was published in said newspaper by print in the issues of: 7/6/22 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.

DB

Signature Affiant

Sworn to and subscribed before me this **07/06/2022**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors Meeting
of the Waters Edge Community Development District**

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on July 28, 2022, at 5:00 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

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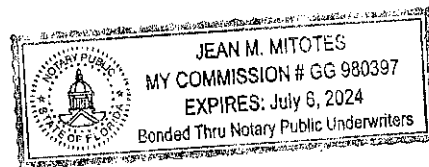
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Matthew Huber
District Manager

Run Date: July 6, 2022

0000229584



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	
06/29/22		WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account	
06/29/2022	Deirdre Bonett	113848	
Total Amount Due		Ad Number	
\$892.88		0000229590	

RECEIVED

PAYMENT DUE UPON RECEIPT

JUL - 5 2022

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/29/22	06/29/22	0000229590	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$888.88
06/29/22	06/29/22	0000229590	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00
<p>Date Rec'd Rizzetta & Co., Inc. 07.05.22</p> <p>D/M approval <i>Jayna Cooper</i> Date 7-8-22</p> <p>Date entered 07.08.22</p> <p>Fund 001 GL 51300 OC 4801</p> <p>Check #</p>								

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 INVOICE

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Advertising Run Dates		Advertiser Name	
06/29/22		WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account	
06/29/2022	Deirdre Bonett	113848	
Total Amount Due		Ad Number	
\$892.88		0000229590	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

WATERS EDGE CDD
ATTN: RIZZETTA & COMPANY, INC.
C/O RIZZETTA & CO., INC.
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

FILED
JUL - 5 2022

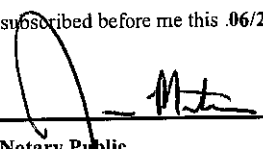
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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second 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

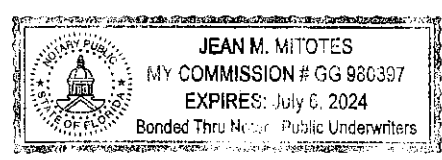
Sworn to and subscribed before me this **06/29/2022**



Signature of Notary Public

Personally known X or produced identification

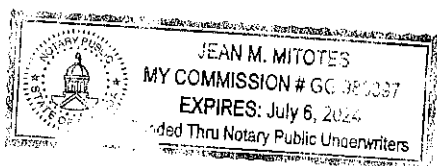
Type of identification produced _____



$$\} \text{SS}$$


M. M. M.

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on July 28, 2022, at 5:00 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection,

and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.watersedgecdd.org/>, or may be obtained by contacting the District Manager's office via email at mhuber@rizzetta.com or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$429,689.20	
COLLECTION COSTS @2%		\$9,142.32	
EARLY PAYMENT DISCOUNTS @ 4%		\$18,284.65	
TOTAL O&M ASSESSMENT		\$457,116.17	
IRRIGATION BUDGET		\$49,774.00	
COLLECTION COSTS @2%		\$1,059.02	
EARLY PAYMENT DISCOUNTS @ 4%		\$2,118.04	
TOTAL IRRIGATION ASSESSMENT		\$52,951.06	
Platted	LOT SIZE	UNITS	PER LOT O&M
	Townhomes	190	\$427.61
	Single Family 50/55'	88	\$427.61
	Single Family 60'	346	\$427.61
	Single Family 65'	212	\$427.61
	Townhomes 70'	133	\$427.61
	Townhomes 80'	100	\$427.61
		1069 TOTAL UNITS	IRRIGATION
			\$0.00
			\$60.24
			\$60.24
			\$60.24
			\$60.24
			\$60.24

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

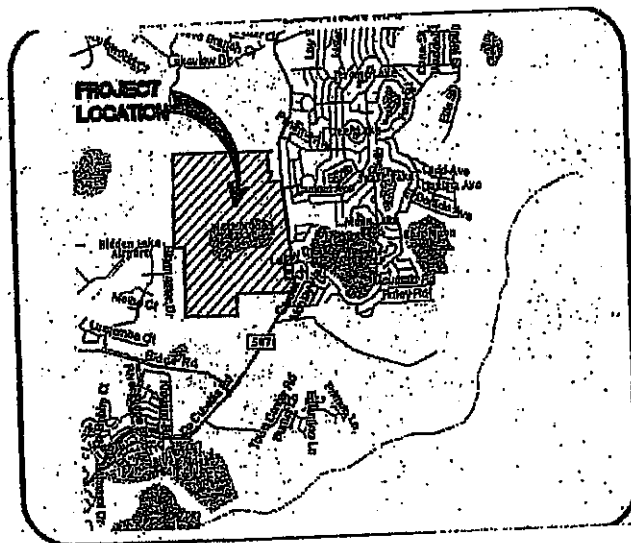
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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Matthew Huber
District Manager



Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on July 28, 2022, at 5:00 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

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EARLY PAYMENT DISCOUNTS @ 4%		\$2,118.04		
TOTAL IRRIGATION ASSESSMENT		\$52,951.06		
Platted	LOT SIZE	UNITS	PER LOT O&M	IRRIGATION
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	Single Family 50/55'	88	\$427.61	\$60.24
	Single Family 60'	346	\$427.61	\$60.24
	Single Family 65'	212	\$427.61	\$60.24
	Townhomes 70'	133	\$427.61	\$60.24
	Townhomes 80'	100	\$427.61	\$60.24
1069 TOTAL UNITS				

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

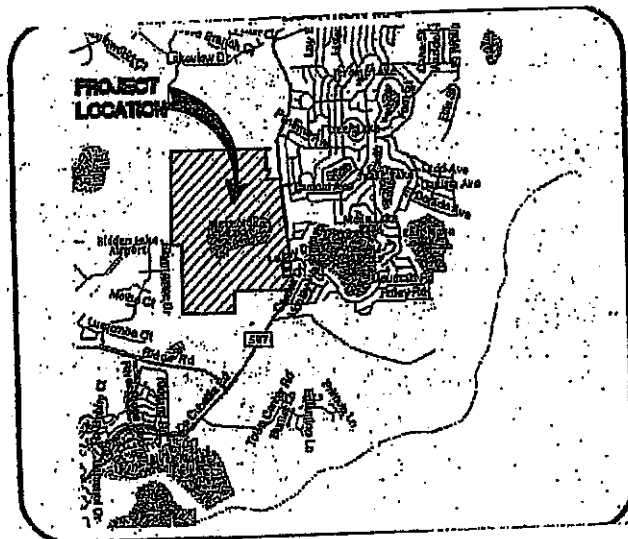
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Matthew Huber
District Manager





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6504561
272890000
04/25/2022
LEANNE DUFFY
407-835-3807

WATERS EDGE COMMUNITY DEVELOPMT DIST
ATTN DISTRICT MANAGER
3434 COLWELL AVE STE 200
TAMPA FL 33614

WATERS EDGE CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,771.25

All invoices are due upon receipt.

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

D/M approval Jayna Cooper Date 8-2-2022

Date entered 07/31/22

Fund 001 GL 51300 OC 3105 \$1885.62

Check # 15500 1885.63

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

WATERS EDGE CDD 2015

Invoice Number: 6504561
Account Number: 272890000
Current Due: \$3,771.25

Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 272890000
Invoice # 6504561
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55102
"Copy of Previously Printed Invoice"

Invoice Number: 6504561
Invoice Date: 04/25/2022
Account Number: 272890000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

WATERS EDGE CDD 2015

Accounts Included 272890000 272890001 272890002 272890003 272890004 272890005
In This Relationship: 272890006 272890007 272890008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,500.00	100.00%	\$3,500.00
Subtotal Administration Fees - In Advance 04/01/2022 - 03/31/2023				\$3,500.00
Incidental Expenses 04/01/2022 to 03/31/2023	3,500.00	0.0775		\$271.25
Subtotal Incidental Expenses				\$271.25
TOTAL AMOUNT DUE				\$3,771.25



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 **06/24/2022**
Amount Due **68.53**
Current Charges Due **07/18/2022**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2022	32	10
May 2022	28	10
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.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/20	74143	06/21	74469				326

Previous Balance 62.66
Payment 62.66CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 326 KWH @ 0.05017 16.36
Fuel Adjustment 326 KWH @ 0.05000 16.30
FL Gross Receipts Tax 1.71

Total Current Charges 68.53
Total Due E.F.T. 68.53

Date Rec'd Rizzetta & Co., Inc. 07.08.22
D/M approval *Jayna Cooper* Date 7-8-22
Date entered 07.08.22
Fund 001 GL 53100 OC 4301
Check #

DO NOT PAY
Total amount will be electronically transferred on or after 07/08/2022.



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: 06/24/2022

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 07/08/2022
TOTAL CHARGES DUE 68.53
DO NOT PAY

000218937800000685300000685304



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 **06/24/2022**
Amount Due **35.04**
Current Charges Due **07/18/2022**

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
05/20	11510	06/21	11510				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2022	32	0
May 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

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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 E.F.T. 35.04

Date Rec'd Rizzetta & Co., Inc. 07.01.22

D/M approval *Jayna Cooper* Date 7-8-22

Date entered 07.08.22

Fund 001 GL 53100 OC 4301

Check #

DO NOT PAY

Total amount will be electronically transferred on or after 07/08/2022.



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

Please **Detach and Return** This Portion With
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Bill Date: 06/24/2022

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 07/08/2022
TOTAL CHARGES DUE 35.04
DO NOT PAY

000218938100000350400000350403



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 **06/24/2022**
Amount Due **35.04**
Current Charges Due **07/18/2022**

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
05/20	9728	06/21	9728				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2022	32	0
May 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

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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 E.F.T. 35.04

Date Rec'd Rizzetta & Co., Inc. **07.05.22**

D/M approval *Jayna Cooper* Date **7-8-22**

Date entered 07.08.22

Fund 001 GL 53100 OC 4301

Check #

DO NOT PAY

Total amount will be electronically transferred on or after 07/08/2022.



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: **06/24/2022**

District: BP17

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

Electronic Funds Transfer on or after **07/08/2022**
TOTAL CHARGES DUE 35.04
DO NOT PAY

000218938200000350400000350401



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 **06/24/2022**
Amount Due **35.04**
Current Charges Due **07/18/2022**

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
05/20	25045	06/21	25045				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2022	32	0
May 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

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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 E.F.T. 35.04

Date Rec'd Rizzetta & Co., Inc. 07.05.22

D/M approval *Jayna Cooper* Date 7-8-22

Date entered 07.08.22

Fund 001 GL 53100 OC 4301

Check #

DO NOT PAY

Total amount will be electronically transferred on or after 07/08/2022.



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: 06/24/2022

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 07/08/2022
TOTAL CHARGES DUE 35.04
DO NOT PAY

000218938300000350400000350409



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 **06/24/2022**
Amount Due **1,809.95**
Current Charges Due **07/18/2022**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/20	48482	06/21	64058		88.99	89	15576

Comparative Usage Information

Period	Days	Per Day
Jun 2022	32	487
May 2022	28	501
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

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Previous Balance 1,625.39
Payment 1,625.39CR
Balance Forward 0.00

Customer Charge 39.16
Demand Charge 89 KW @ 6.00000 534.00
Energy Charge 15,576 KWH @ 0.02650 412.76
Fuel Adjustment 15,576 KWH @ 0.05000 778.80
FL Gross Receipts Tax 45.23

Total Current Charges 1,809.95
Total Due E.F.T. 1,809.95

Date Rec'd Rizzetta & Co., Inc. 07.08.22

D/M approval *Jayna Cooper* Date 7-8-22
07.08.22

Date entered

Fund 001 GL 53100 OC 4301

Check #

DO NOT PAY

Total amount will be electronically transferred on or after 07/08/2022.



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: 06/24/2022

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **07/08/2022**
TOTAL CHARGES DUE 1,809.95
DO NOT PAY

000218938400018099500018099506

Tab 10

From: [Matthew E. Huber](#)
To: [Jayna Cooper](#)
Subject: Fwd: [EXTERNAL]FW: CDD Board vacancy
Date: Wednesday, June 8, 2022 8:25:03 AM
Attachments: [image001.png](#)
[image002.gif](#)

FYI

Matthew Huber

Regional District Manager

813.933.5571 Ext.: 2772

mhuber@rizzetta.com

rizzetta.com

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Begin forwarded message:

From: Brenda Brown <brbrowne@logs.com>
Date: June 8, 2022 at 7:17:10 AM EDT
To: "Matthew E. Huber" <MHuber@rizzetta.com>
Subject: [EXTERNAL]FW: CDD Board vacancy

Good Morning Matthew. I am responding to the new position on the Board that has opened up. I do not have a resume as I have never been on a board previously.

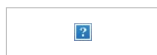
I do live in the Townhomes and plan on this residence being my forever home so being involved is important to me. I am interested in applying for this position.

My work history is primarily in finance, I was in all aspects of Mortgage financing from 1985 to 2008. Since 2008 I have been employed with LOGS Legal Group with most of my experience being as a Project Manager and working on job flow efficiencies.

I would very much like to be considered for this open board position, I plan on being at the meeting on 6/23/22. Let me know if there is anything further that I need to do.

Brenda Brown
Director, Law Firm Operations
LOGS Legal Group LLP
813-480-0867 | Mobile
brbrowne@logs.com | www.logs.com

Supervisory Contact:
Ilene Cooper
Vice President, Foreclosure Operations
813-319-5202 | Office
icooper@logs.com



Practicing as Law Office of Gerald M. Shapiro, LLP in Indiana and Texas.

Please note that any representative of this firm whose title does not include "Attorney" or "Partner" is not licensed to practice law.

FDCPA: A portion of our practice involves the collection of debts. Pursuant to the Fair Debt Collection Practices Act, you are advised this office may be attempting to collect a debt against you and any information obtained will be used for that purpose.

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From: Management and Associates <Email_Alert@calibersoftware.email>
Sent: Tuesday, June 7, 2022 12:45 PM
To: Brenda Brown <brbrowne@logs.com>
Subject: CDD Board vacancy

The WatersEdge Community Development District (CDD) Supervisors would like to recognize Michaela Ballou for her many years of faithful service to the residents of our community through her position on the Board. We reluctantly accept her resignation and wish her all the best.

Michaela's retirement creates a Board of Supervisors vacancy. Although this is an elected position, the Board must appoint a replacement for any Supervisor resigning from the position prior to the conclusion of their term. The term being filled expires Nov. 2024.

Anyone interested may send a letter of interest/resume to CDD District Manager Matthew Huber by 6/15/22: mhuber@rizzetta.com. Please plan to attend the 6/23 meeting at 3:30pm in the Clubhouse to meet with Board members.

Candidates must be residents of the District and will be required to file a financial disclosure form. Supervisors receive a stipend for serving on the Board.

Responsibilities include attendance at monthly meetings with the District Manager to support:

- Water management, including main line irrigation and water control structures
- Conservation areas & ponds
- Water and sewer facilities maintenance
- Some landscaping and entry features

Feel free to contact Matt Huber or any Board member with questions about the CDD or the responsibilities of Supervisors: <https://www.watersedgecdd.org/contacts>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tab 11

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT
BOARD SUPERVISOR
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

Board Supervisor Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF PASCO

On this ____ day of _____, 20____, sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 20____ by _____, to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of MTERC Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

Tab 12



3330 36th. Ave. N. St. Petersburg, Fl. 33713

(727) 521-3320

Fax: (727) 521-6219

August 16, 2022

Waters Edge

ATTN: Waters Edge CDD

Proposed Scope of Work

Irrigation Technical Services (ITS) hereby proposes to provide all components and labor to replace failed hollow shaft motor for main vertical turbine pump #2. Job scope includes removal of roof for crane access and replacement of motor and testing. Until motor is replaced, the pump station will have 1/3 less capability. Please note that this is the original motor from 2005.

TERMS

Total price including tax for performing replenishment is \$19,258.01 Price is valid for 30 days.

A deposit of \$0.00 is due upon execution of this agreement.

Balance of \$19,258.01 shall be due and payable within ten (10) business days of acceptance of the project's completion. Failure to inspect and approve the project within 2 business days shall constitute acceptance.

ACCEPTANCE

Irrigation Technical Services

Daniel R. Hodges – Pump and Controls Director 407-853-0324

Owner/Agent

Waters Edge CDD