



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Meeting
January 26, 2022**

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

www.watersedgecdd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The Waters Edge Clubhouse
9019 Creedmoor Lane, New Port Richey, FL 34654

www.watersedgecdd.org

Board of Supervisors	Teri Geney	Chairman
	George Anastasopoulos	Vice Chairman
	Brenda Brown	Assistant Secretary
	Timothy Haslett	Assistant Secretary
	Jason Peterson	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**

January 18, 2023

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, January 26, 2023 at 5:00 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
 2. Discussion Regarding ITS Piping Project
 - B. District Engineer.....Tab 2**
 - C. District Counsel**
 1. Discussion Regarding Resident Communications
 - D. PSA Inspection Reports**
 1. December Done Report.....Tab 3
 2. January Report.....Tab 4
 3. ASI Irrigation Report.....Tab 5
 4. Consideration of ASI Proposals (under separate cover)
 5. Discussion Regarding Water Usage
 - E. District Manager**
 1. Presentation of District Manager Report & Financial Statements.....Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-02, Amending Fiscal Year 2021/2022 General Fund Budget.....Tab 7**
 - B. Consideration of Tri-Party Succession Agreement.....Tab 8**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 15, 2022.....Tab 9**
 - B. Consideration of Operation and Maintenance Expenditures for November 2022.....Tab 10**
- 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
District Manager

Tab 1



MONTHLY REPORT

JANUARY 1, 2023



WATERSEEDGE

Inspection Date:

December 28, 2022

Prepared For:

Jayna Cooper

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

SUMMARY:

The winter months are finally here, under water vegetation growth has greatly slowed down and algae blooms will not occur as often. These next couple months will be cut and dry as we work to eradicate all shoreline vegetation exposed to dirt and will also be targeting deeper water vegetation as the water levels drop. As always please don't hesitate to reach out to us if you need anything at all & hope everyone had a great Holiday Season!

WATERSEEDGE CDD

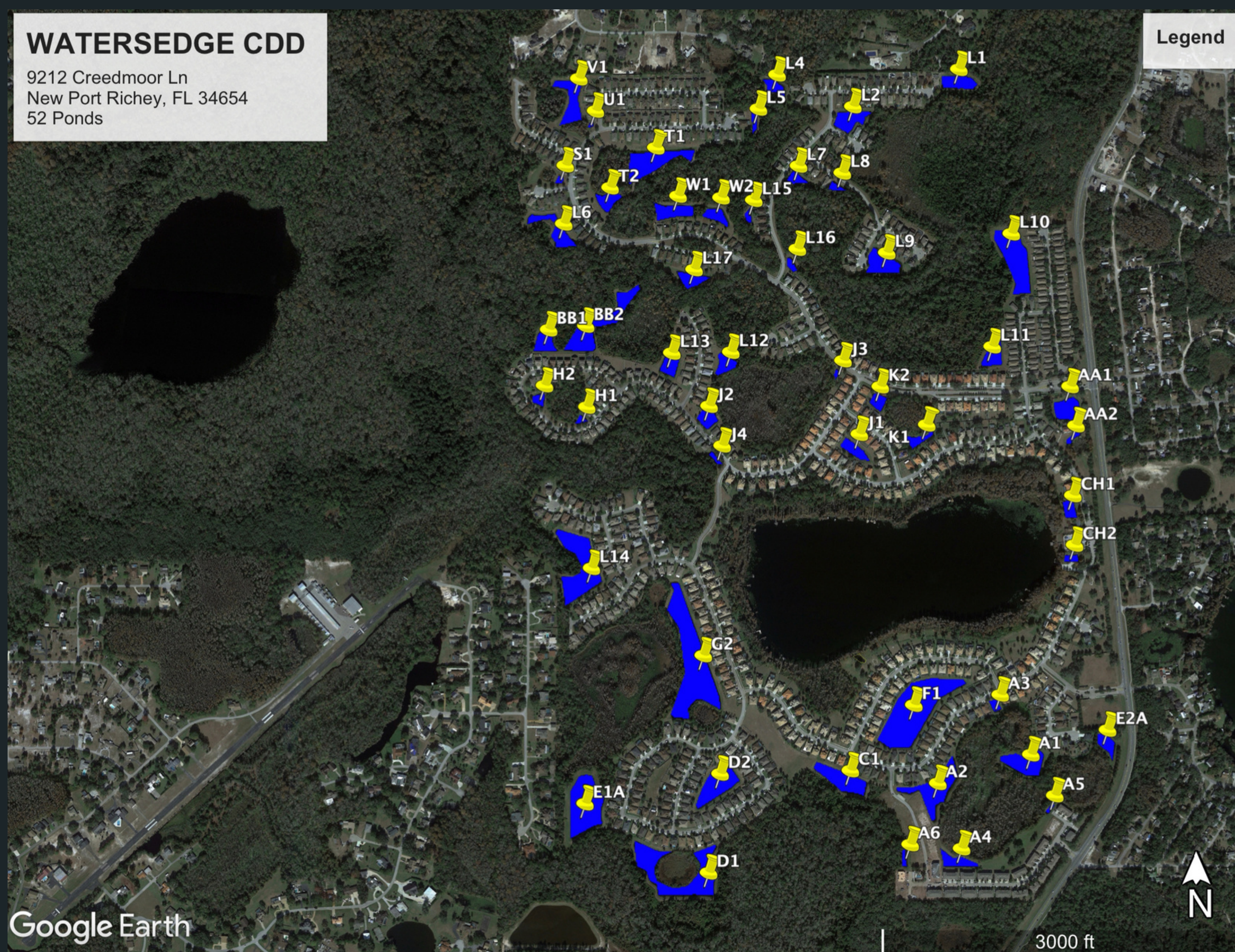
9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth



3000 ft



A6.



A2.



C1.



A3.



E1A.



L14.



D1.



D2.



F1.



J4.



A4.



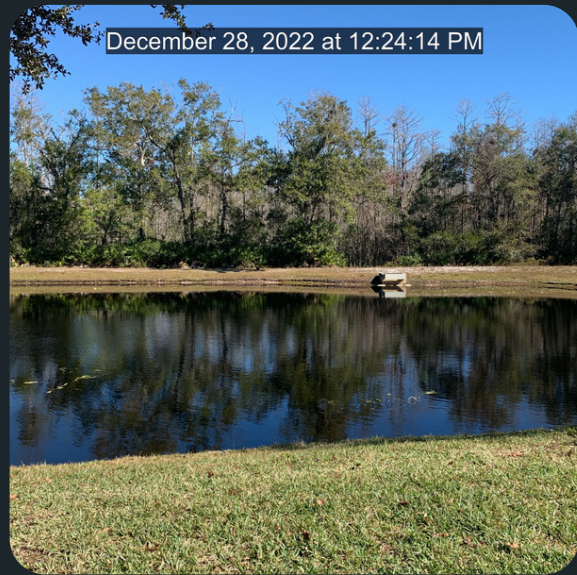
H1.



L12.



J2.



G2.



POND TREATMENTS

A6: Was treated for Algae.

A2: Was treated for Algae.

C1: Was treated for Spike rush and shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

E1A: Was treated for shoreline vegetation.

L14: Was treated for Algae and shoreline vegetation.

D1: Was treated for Algae.

D2: Was treated for Algae

F1: Was treated for Shoreline vegetation and Algae.

J4: Was treated for Algae and shoreline vegetation.

A4: Was treated for shoreline vegetation.

H1: Was treated for Algae and shoreline vegetation.

L12: Was treated for shoreline vegetation.

POND TREATMENTS

J2: Was treated for Algae and shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

Tab 2

Waters Edge Community Development District Engineer's Report:**Waters Edge Wall Repairs and Cleaning**

- Rip Tide completed wall cleaning on 1/9, and has invoiced for this work.

SWFWMD O&M Permit Repair Items for 43026810.008 and 43026810.009

- SWFWMD Permit repairs completed, except sod areas.
- Requested Finn Outdoor postpone test areas until Spring 2023, once regular rains start to occur.

Waters Edge Curb Inlet Inspections Priority D Areas

- Priority D inlet repairs completed by Finn Outdoor, and invoice was submitted for payment. Inlet inspections and repairs are complete.

Pond F1 Littoral Shelf Maintenance and Planting Plan

- Invasives to be treated by Sitex Aquatics prior to installation of new plantings. Stantec to assess removal efforts and remove additional invasives only as needed. Plantings to be installed in March/April. On-site aquatics team to maintain shelf following installation.

SWFWMD O&M Permit Review and Certification for 43026810.000 due March 30th, 2023.

- Staff will complete site inspection early February and present report in February meeting.

Tab 3

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

■ Irrigation
■ maintenance (crew)
■ Manager
■ Hort
■ Warranty

LANDSCAPE INSPECTION RESULTS

Date:	December 1, 2022
Client:	Water's Edge HOA/CDD-Jason Peterson
	Manager-None
	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 December 19, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on December 20, 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 is being mowed in accordance with the specifications. The hard edging was vertical, and all the edged material was cleaned out. The line trimming was performed at the same height as the mowing. Most of the bed lines were well defined. The cleanup of the hard surface was thorough. Only mow turf that is actively growing.

Clubhouse left side rear-soft edge along fence. Photo below.



Done

Boat ramp driveway-soft edge the beds along the driveway.

October



October



October



September



September



2 TURF DENSITY

Bellehaven gate-the density improved over the past month. The density ranged from fair to good.

Moon Lake Road-the density was good.

Clubhouse front left side and berm area-the front left side density ranged from fair to good. The front section of the clubhouse had a stronger density than along the rear fence line.

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 Bahia grass areas-the turf density was strong, but it will soon go dormant.

Veteran's Park-the Bahia grass turf density was strong, but it will soon go dormant.

Slidell- the density was strong.

Front of basketball court-the density was strong.

2 TURF WEED CONTROL

Broadleaf and grassy weeds are present in high visibility turf.

Done

Bellehaven entry and exit outside gate-heavy crabgrass infestation. Apply pre-emergent herbicide when appropriate according to UF/IFAS. Treat broadleaf weeds.

Clubhouse parking lawn lot lawn along fence-treat broadleaf weeds.

Clubhouse left side rear-treat broadleaf weeds.

Slidell entry and exit-treat broadleaf weeds.

all completed
12-21-22

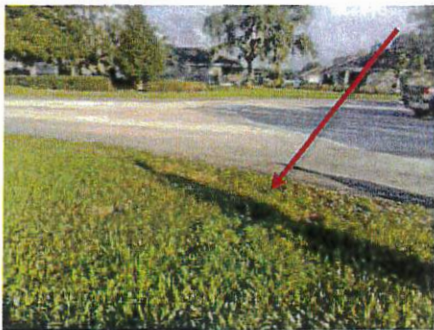
2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Bellehaven outside of exit gate-replace declining turf. This is a high visibility area. The turf needs to be replaced immediately. WARRANTY WORK. Photo below.



Schedule work of
1-2-23

Bellehaven inside exit gate-replace declining turf along parkway. This is a high visibility area. The turf needs to be replaced immediately. WARRANTY WORK. Photo below.



1-2-23

Clubhouse left side front-treat patch disease. Photo below.



Completed 12-21-22

Slidell entry curb-treat at mounds.

Done 12-20-22

Bridgeton sidewalk-treat ant mounds.

The turf continues to be properly mowed. The color improved over the last month. The density ranged from fair to good, with some of the weaker turf showing signs of improvement. The broadleaf weed volume was fair and can be controlled via spot treatments. Heavy crabgrass infestations were still noted. Pre-emergent herbicide must be applied when appropriate to reduce germination of crabgrass. There were no signs of insect activity but there was patch disease at the clubhouse. The fertilizer burn from last month has healed. Any dead or severely declining turf shall be replaced under the warranty, prior to Christmas. The declining turf is in high visibility areas and presents a poor curb appeal.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Bellehaven-treat Fakahatchee grass for spider mites.

Done 12-21-23

Clubhouse left side rear-monitor health of palm. *Photo below.*

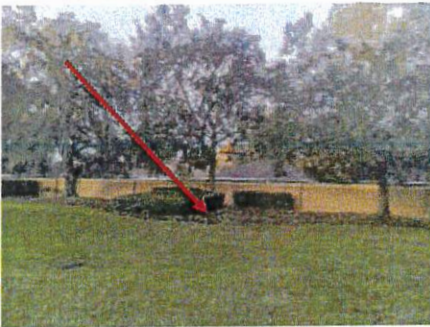


Ongoing

Clubhouse right side rear-continue to monitor health of areca palms. Their color has improved over the past month.

2 BED WEED CONTROL

Moon Lake Rd. north of Bellehaven -remove bed weeds. *Photo below.*



Done

Clubhouse left side rear-remove bed weeds.

Done

Bellehaven entry gate-remove bed weeds from azalea and juniper.

Done

Bellehaven exit gate-remove bed weeds.

Tennis court pond-remove bed weeds.

Boat ramp driveway-remove bed weeds.

Bridgeton park-remove bed weeds from palmetto beds.

11735 Bellehaven- remove volunteer flax lily from Blue Daze.

Slidell sign monument-remove bed weeds.

Slidell entry and exit gate-remove bed weeds.

All completed

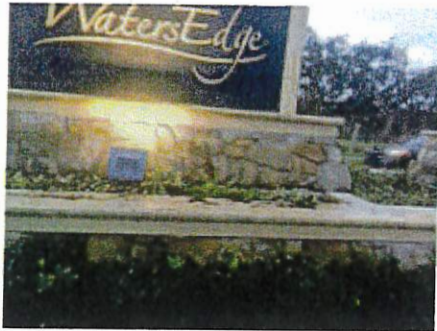
week 08

12-9-22

3 IRRIGATION MANAGEMENT

Most of the landscape appears to be receiving sufficient irrigation. The marigolds along Slidell are getting too much irrigation as some of the plants are rotting out. Along Bellehaven they are in better condition.

Slidell sign monument-top bed appears to be holding water or there may be an irrigation break. *Photo below.*



repairs made + iron
Adjusted
12-13-22

11639 Bellehaven-possible dripline break(s).

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

Done

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)

Most of the shrubs were neatly pruned and maintaining their shape. They did not require any attention outside of their normally scheduled pruning rotation. Shrub growth has slowed considerably.

Slidell entry wall-prune holly hedge.

Done

Clubhouse left side front-remove dead leaves from philodendron.

3 TREE PRUNING

Done

Barn-remove moss from crape myrtles.

Done

Slidell entry gate-lift oak tree hanging over the gate.

Done

General work order-begin cutting back wood lines so that they are in good shape prior to the spring growing season.

Ongoing

3 CLEANUP/RUBBISH REMOVAL

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

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of marigolds was providing a strong curb appeal. The flowers along Bellehaven have a better appearance than those along Slidell. The Slidell flowers may be receiving too much irrigation. *Prior to the Holiday season planting the beds must be redressed up to the proper height with fresh potting mix.*

December

December



— Annuals replaced —

November

November



CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 32 of 36 –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

PASSED INSPECTION

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

FOR MANAGER

None

PROPOSALS

Submit a proposal to install bollards around the two valve box clusters in the Biddeford field.

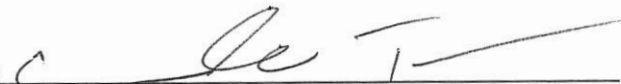
Submit a proposal to partially re-landscape the front of clubhouse.

SUMMARY

ASI performed to contractual standards for this inspection. The turf was properly mowed, trimmed and edged. The color of the turf improved over the past month. The density saw some improvements in the weaker turf. broadleaf weed volume was relatively low. Crabgrass continues to be a problem in the high visibility turf. There were no signs of insect activity, but patch disease was present. There is warranty turf replacement that should be completed by Christmas to improve the curb appeal for the Holiday Season. The Bahia grass turf panels will go dormant during the winter months. Most of the shrubs were healthy and did not require pruning as growth has slowed. In the spring renewal pruning will be performed to help ensure some healthier shrubbery. There was no major tree pruning necessary. Wood line cutbacks and elevations do need to be performed on the encroaching trees and vegetation over the winter. The bed and crack weed management was good. There were some irrigation concerns. The seasonal flower display of marigolds continues to provide a strong display.

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

Signature



Print Name

Armand Taylor

Company

ASI Landscape mgmt.

Date

12-21-22

Tab 4

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	January 5, 2023
Client:	Water's Edge HOA/CDD-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 January 23, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on January 24, 2023. 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

Basketball court-remove heavy leaf drop.

Left side berm of clubhouse-remove heavy leaf drop.

The turf is being mowed in accordance with the specifications. The hard edging was vertical, and all the edged material was cleaned out. The line trimming was performed at the same height as the mowing. Most of the bed lines were well defined, but they should all be redefined prior to the spring growth flush. The cleanup of the hard surface was thorough. Only mow turf that is actively growing. Remove heavy leaf drop to prevent turf from being smothered.

2 TURF COLOR

There was a loss of color over the past month due to cool weather and dieback of weeds such as carpetgrass.

Bellehaven entry and exit-turf color ranged from a pale green to a mottled medium green.

Slidell inbound and outbound- turf color ranged from a pale green to a mottled medium green.

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

Clubhouse parking lot fence line-turf color ranged from a pale green to a mottled medium green.

Clubhouse front left side and berm area-turf color remained a mottled medium green.

Clubhouse lawn along northern section of Moon Lake Road-turf color ranged from a pale green to a mottled medium green.

Moon Lake Road-turf color ranged from a pale green to a mottled medium green.

January



January



January



December



December



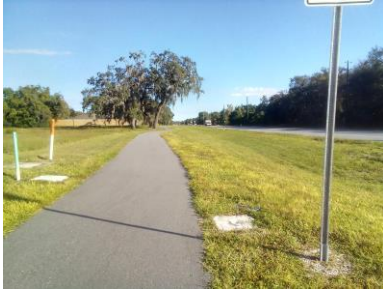
November



November



October



October



October



2 TURF DENSITY

Bellehaven gate-the density ranged from fair to good.

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

Clubhouse front left side and berm area-the front left side density ranged from fair to good. The front section of the clubhouse had a stronger density than along the rear fence line. There was a good deal of weed dieback that affected the density.

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

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

Common Bahia grass areas-the turf density was fair. It is not actively growing.

Veteran's Park- the Bahia grass turf density was still strong. It is not actively growing.

Slidell-the density ranged from fair to good.

Front of basketball court-the density was good.

2 TURF WEED CONTROL

Broadleaf and grassy weeds are still present in high visibility turf. The carpetgrass is dying back from cool temperatures. Some broadleaf weeds were showing signs of herbicide dieback.

Apply pre-emergent herbicide to all St. Augustine turf when appropriate according to UF/IFAS.

Bellehaven entry and exit side-treat broadleaf weeds.

Clubhouse left side rear-treat broadleaf weeds.

Slidell entry and exit-treat broadleaf weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Slidell inbound-treat ant mounds.

Left front of clubhouse-treat patch disease. *Photo below.*



Clubhouse parking lot fence line-treat patch disease.

The turf continues to be mowed at the correct height with sharp blades. The color of the St. Augustine and Bahia turf diminished over the past month. The density of the St. Augustine grass ranged from fair to good while the Bahia and common Bermuda grass are in a winter dormancy period. Some of the broadleaf weeds are dying off from herbicide applications and cooler temperatures. Pre-emergent herbicide should be applied when soil temperature is appropriate. There were no indications of insect activity except for ant mounds. Patch disease was present in a few sections of turf throughout the community, some were more pronounced than others.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

The majority of the shrubs were healthy and had no active insect or disease activity. Some of the shrubs sustained cold weather damage. They should recover as the stem tissue is still green. They may need to be cut back after mid -February which is typically when these rejuvenation cuts are performed.

Clubhouse right side fence line- areca palms suffered some cold damage. They should recover. *Photo below.*



General-firebush suffered some cold damage. They should recover. *Photo below.*



3 BED WEED CONTROL

Bellehaven entry gate-remove bed weeds from azalea and juniper.

Bellehaven exit gate-remove bed weeds.

Boat ramp driveway-remove bed weeds.

Slidell entry and exit gate-remove bed weeds.

3 IRRIGATION MANAGEMENT

Most of the landscape appears to be receiving sufficient irrigation.

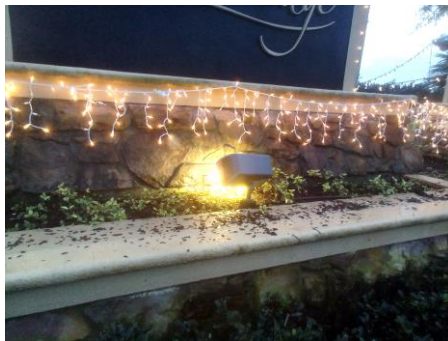
Clubhouse boat ramp driveway-pin down dripline by new firebush along the sidewalk.

Slidell sign monument-top bed appears to be still holding water. Lower irrigation run time. *Photo below.*

December



January



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 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)

Most of the shrubs were neatly pruned and maintaining their shape. They did not require any attention outside of their normally scheduled pruning rotation. Shrub growth has slowed considerably.

11533 Bellehaven-prune lorapetalum hedges to improve line of sight.

General work order-cut back all ornamental grasses.

General work order-prune any shrubs along the Bellehaven median that affect line of sight.

Bellehaven exit gate-cut back all ornamental grasses and firecracker bush.

General work order-do not prune cold damaged plants.

Front left corner of clubhouse-prune dead section from juniper.

Around clubhouse-cut back all ornamental grass plants.

Slidell medians-cut back all ornamental grass plants.

11201 Bellehaven-cut back woodline on both sides of the road.

3 TREE PRUNING

Oyster Bay Circle-elevate all low hanging branches over street.

Bellehaven entry gate-remove heavy moss accumulation from crape myrtles.

Moon Lake reclaim pond-remove heavy moss accumulation from crape myrtles.

3 CLEANUP/RUBBISH REMOVAL

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

Bridgeton dock-remove leaves from dock.

Clubhouse boat ramp driveway-remove leaves from driveway.

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of snapdragons was providing a fair curb appeal as they have not yet begun to fully bloom. The plants were healthy and properly spaced. The beds were essentially weed free.

January

January



CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 32 of 36 –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

PASSED INSPECTION

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

FOR MANAGER

None

PROPOSALS

Submit a proposal to install bollards around the two valve box clusters in the Biddeford field.

Submit a proposal to partially re-landscape the front of clubhouse.

SUMMARY

ASI performed to contractual standards for this inspection. The turf is being properly mowed, edged and trimmed. The bed lines should be redefined prior to the spring growth flush. The turf color was mostly a mottled medium green. The density ranged from fair to good. The broadleaf weed and carpetgrass continues to be reduced with herbicide applications and due to cooler temperatures. There were no signs of insect activity, and a few areas needed additional fungicide treatments to control the remaining patch disease. The shrubs remained healthy though some suffered some defoliation and leaf burn from recent cooler temperatures. There was no major shrub pruning necessary, except for ornamental grasses and woodline management. Continue to prune trees for clearance above streets. The bed and crack weed control was good. There were some minor irrigation issues that needed to be addressed. The new seasonal flower display of snapdragons 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_____

Company_____

Date_____

Tab 5

Job Name: Waters EdgeController Name: Timer A = By Pump

IRRIGATION INSPECTION REPORT

Date: 11/17/23 Page #: 1 of 2Technician Name: Noe

Property Manager:

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

Zone Number	3	4	8	9	10	12	13	14	15	23	24	25	26	27	28	32
Spray, Rotor, MP, Drip, or Bubbler	R	S	S	D	S	R	S	D	D		D	D	R	R	S	S
Annuals, Shrub, Turf	T	TS	TS	S	TS	T	TS	S	S		SA	SA	T	TS	T	TS
Run Time (Program: <u>A</u>)	45	45				45									40	
Run Time (Program: <u>B</u>)													45	35		
Run Time (Program: <u>C</u>)			30	30	30		30	30	30	30	30					
Battery Pack/Doubler/Add-a-Zone <u>D</u>												30				30
Zone Faults or Alarms <u>E</u>												30				20

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

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted		<u>②</u>	<u>①</u>													

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor	<u>①</u>					<u>①</u>										
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break			<u>②</u>					<u>①</u>			<u>②</u>	<u>③</u>				
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 - Zone 23 no communication to timer

Job Name: Waters EdgeController Name: Timer A

IRRIGATION INSPECTION REPORT

Date: 11/7/23Page #: 2 of 2Technician Name: Noe

Property Manager:

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

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	33	37	36	34	38	341	56											
Spray, Rotor, MP, Drip, or Bubbler	S		R	D			SD											
Annuals, Shrub, Turf	TS		T	S			TS											
Run Time [Program: A]		60			60	60												
Run Time [Program: B]			45															
Run Time [Program: C]																		
Battery Pack/Doubler/Add-a-Zone		60		35	60	60												
Zone Faults or Alarms	E	60		20	60	50												
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																		
Maintenance Repairs																		
Partial Clogged Nozzles																		
Head Straightened																		
Head Adjusted		(3)																
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																		
Head Broken - 6" spray																		
Head Broken - 12" spray																		
Head Broken - Riser																		
Head Broken - Rotor			(4)															
Upgrade to 6" Pop Up-Turf																		
Upgrade to 12" Pop Up-Shrub																		
Nozzle - Spray		(2)																
Nozzle - MP rotator																		
Drip Line Break							(5)											
Lateral Line Break							(1-12)											
Relocation/Add Head																		
Head Raised/Lowered-Turf																		
Head Raised/Lowered-Shrub																		
Damaged Valve Box																		
Valve - Inoperative/Sticking																		
Other-See Comments		1			1	1												

Additional Comments:

1- zones 37, 38, 41 - no communication to timer

Job Name: Water Edge Updated 10/25/18Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 1-17-23 Page #: 1 of 3Technician Name: Jose Sn

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program A	3 AM	M <u>W</u> T <u>W</u> S S	100 %	<u>YES</u> NO
Program B	7 PM	M <u>W</u> T <u>W</u> S S	100 %	Weather Sensor Operational:
Program C	7 PM	M T <u>W</u> T F <u>S</u> S	100 %	<u>Working</u> Not Working
Program D	7 PM	M T <u>W</u> T F <u>S</u> S	100 %	
Controller Make & Model:	3 <u>pm</u> Hunter <u>AEC2</u> <u>2wire</u>			
Controller Status:	WORKING		NOT WORKING	
POC info:	<u>Reclaim Water</u>	<u>Reclaim Water</u>	Well Water	Lake Water
Pump Status & Type:	<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	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>A1 B</u>]	<u>35</u>			<u>35</u>				<u>25</u>						<u>35</u>	<u>35</u>	
Run Time [Program: <u>C1 D</u>]		<u>25</u>	<u>25</u>		<u>10</u>	<u>25</u>	<u>10</u>		<u>30</u>	<u>50</u>	<u>35</u>	<u>10</u>	<u>20</u>			<u>25</u>
Run Time [Program: <u>1 E</u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																
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								<u>1</u>								
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor				<u>1</u>										<u>1</u>		
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break		<u>1</u>								<u>2</u>						
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 Edge Updated 10/25/18Controller Name: B- Club House

IRRIGATION INSPECTION REPORT

Date: 1-17-23 Page #: 2 of 3Technician Name: Jose Sr

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program A		M T W T F S S	%	YES NO
Program B		M T W T F S S	%	Weather Sensor Operational:
Program C		M T W T F S S	%	Working Not Working
Program D		M T W T F S S	%	
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	R	R	R	R	B	D	S	S			DMS	DMS	DMS
Annuals, Shrub, Turf	T	T	T	T	T	T	T	T	S	T	T			SA	SA	SA
Run Time [Program: A1B]			40		25	30	35	30								
Run Time [Program: C1D]	20	20		20					25	20	20			25	25	25
Run Time [Program: 1E]														15	15	15
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: 1- no faults (Have to find valve)

Job Name: Waters Edge

Updated 10/25/18

Controller Name: Controller C

IRRIGATION INSPECTION REPORT

Date: 1/17/23Page #: 1 of 2

Technician Name:

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program B	7pm	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program E	7pm	M T W T F S S	100 %	Weather Sensor Operational:
Program D	230Am	M T W T F S S	%	<input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working
Program D		M T W T F S S	%	
Controller Make & Model:				
Controller Status:				
POC info:				
Pump Status & Type:				
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	S	R	R	S	S	S	R	R	R	S	S	R	R	S	S	S
Annuals, Shrub, Turf	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Run Time [Program: A]	20	40	40	20	20	20	40	40	40			40	40			
Run Time [Program: B]				20	20	20				20	20			20	20	20
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
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	X															
Other-See Comments																

Additional Comments:



Job Name: Wenters Edge Updated 10/25/18

Controller Name: Controller D (Park)

IRRIGATION INSPECTION REPORT

Date: 1/17/23 Page #: 1 of 1

Technician Name: [Signature]

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program B	<u>7am</u>	<u>M T W T F S S</u>	<u>100</u> %	<u>YES</u> NO
Program C	<u>7pm</u>	<u>M T W T F S S</u>	<u>100</u> %	Weather Sensor Operational:
Program D		<u>M T W T F S S</u>	%	Working Not Working

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

<u>R/B ESP mc3</u>			
WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

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

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13			
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>S</u>			
Annuals, Shrub, Turf	<u>T</u>	<u>T</u>	<u>3/4</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>A</u>]	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>						
Run Time [Program: <u>B</u>]												<u>30</u>	<u>30</u>	<u>30</u>		
Run Time [Program:]																
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 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** February 23, 2023, at 3:30 p.m.

**District
Manager's
Report**

January 26

2023

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<u>FINANCIAL SUMMARY</u>		<u>10/31/2022</u>
General Fund Cash & Investment Balance:		\$579,034
Reclaimed Water Fund Balance:		\$125,859
Reserve Fund Cash & Investment Balance:		\$429,238
Debt Service Fund Investment Balance:		<u>\$1,334,518</u>
Total Cash and Investment Balances:		\$2,468,649
General Fund Expense Variance:	\$1,457	Under Budget



Rizzetta & Company

Fence Repair:

- ✓ Santos removed Oak Tree along Belle Haven

October 2022 Financial Statements:

- ✓ Sent to Board

ITS Piping project:

- ✓ Board Discussion at the January CDD meeting



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

October 31, 2022

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District

Balance Sheet

As of 10/31/2022

(In Whole Numbers)

	General Fund	Reclaimed Water Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	139,280	0	0	0	139,280	0	0
Investments	4,661	76,086	370,143	576,585	1,027,475	0	0
Accounts Receivable	370,594	49,773	59,095	757,933	1,237,395	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	60,534	0	0	0	60,534	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	1,334,518
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,690,482
Total Assets	579,034	125,859	429,238	1,334,518	2,468,649	6,633,196	8,025,000
Liabilities							
Accounts Payable	28,535	0	0	0	28,535	0	0
Accrued Expenses	0	3,236	0	0	3,236	0	0
Due To Other	0	35,605	24,930	0	60,534	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	8,025,000
Total Liabilities	28,535	38,841	24,930	0	92,305	0	8,025,000
Fund Equity & Other Credits							
Beginning Fund Balance	230,485	40,196	344,898	576,583	1,192,163	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	320,014	46,823	59,410	757,935	1,184,181	0	0
Total Fund Equity & Other Credits	550,499	87,019	404,308	1,334,518	2,376,344	6,633,196	0
Total Liabilities & Fund Equity	579,034	125,859	429,238	1,334,518	2,468,649	6,633,196	8,025,000

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	370,594	370,594	370,594	0
Total Revenues	370,594	370,594	370,594	0
Expenditures				
Legislative				
Supervisor Fees	13,000	1,083	1,000	84
Total Legislative	13,000	1,083	1,000	84
Financial & Administrative				
Administrative Services	5,161	430	430	0
District Management	24,929	2,078	2,078	0
District Engineer	9,000	750	0	750
Disclosure Report	2,000	0	0	0
Trustees Fees	3,775	3,775	1,886	1,889
Assessment Roll	5,728	5,728	5,728	0
Financial & Revenue Collections	5,728	477	477	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	13,764	1,147	1,147	0
Auditing Services	3,100	0	0	0
Arbitrage Rebate Calculation	450	0	0	0
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	500	42	127	(85)
Miscellaneous Mailings	3,000	250	0	250
Dues, Licenses & Fees	175	14	175	(160)
Website Hosting, Maintenance, Backup & Email	4,000	334	1,712	(1,380)
Total Financial & Administrative	84,851	18,416	16,798	1,617
Legal Counsel				
District Counsel	12,500	1,041	4,037	(2,995)
Total Legal Counsel	12,500	1,041	4,037	(2,995)
Electric Utility Services				
Utility Services	25,000	2,084	1,511	573
Total Electric Utility Services	25,000	2,084	1,511	573
Stormwater Control				
Aquatic Maintenance	26,220	2,185	2,185	0
Lake/Pond Bank Maintenance & Repair	8,000	666	0	666
Mitigation Area Monitoring & Maintenance	500	42	0	42
Fountain Service Repair & Maintenance	3,500	292	0	292

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Aquatic Plant Replacement	2,500	208	0	208
Stormwater System Maintenance	7,500	625	0	625
Total Stormwater Control	48,220	4,018	2,185	1,833
Other Physical Environment				
Property Insurance	4,132	4,132	4,248	(116)
General Liability Insurance	3,391	3,391	3,038	353
Entry & Walls Maintenance & Repair	3,000	250	0	250
Landscape Maintenance	100,000	8,333	8,326	7
Irrigation Maintenance & Repair	12,000	1,000	591	409
Well Maintenance	5,000	417	0	417
Landscape Miscellaneous	5,000	417	0	416
Landscape Replacement Plants, Shrubs, Trees	10,000	833	4,729	(3,895)
Landscape - Mulch	12,000	1,000	0	1,000
Irrigation Repair	7,500	625	0	625
Reclaimed Pump Maintenance & Repairs	5,000	417	2,142	(1,725)
Total Other Physical Environment	167,023	20,815	23,074	(2,259)
Contingency				
Miscellaneous Contingency	20,000	1,666	1,975	(309)
Total Contingency	20,000	1,666	1,975	(309)
Total Expenditures	370,594	49,123	50,580	(1,456)
Total Excess of Revenues Over(Under) Expenditures	0	321,471	320,014	1,457
Fund Balance, Beginning of Period	0	0	230,485	(230,486)
Total Fund Balance, End of Period	0	321,471	550,499	(229,029)

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	(1)
Special Assessments				
Tax Roll	49,774	49,774	49,774	0
Total Revenues	<u>49,774</u>	<u>49,774</u>	<u>49,775</u>	<u>(1)</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	4,148	2,952	1,197
Total Water-Sewer Combination Services	<u>49,774</u>	<u>4,148</u>	<u>2,952</u>	<u>1,197</u>
Total Expenditures	<u>49,774</u>	<u>4,148</u>	<u>2,952</u>	<u>1,197</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>45,626</u>	<u>46,823</u>	<u>(1,197)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>40,196</u>	<u>(40,196)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>45,626</u>	<u>87,019</u>	<u>(41,393)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	314	(314)
Special Assessments				
Tax Roll	59,095	59,095	59,095	0
Total Revenues	<u>59,095</u>	<u>59,095</u>	<u>59,409</u>	<u>(314)</u>
Expenditures				
Contingency				
Capital Reserve	59,095	59,095	0	59,095
Total Contingency	<u>59,095</u>	<u>59,095</u>	<u>0</u>	<u>59,095</u>
Total Expenditures	<u>59,095</u>	<u>59,095</u>	<u>0</u>	<u>59,095</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>59,409</u>	<u>(59,409)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>344,899</u>	<u>(344,899)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>404,308</u>	<u>(404,308)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2	(2)
Special Assessments				
Tax Roll	757,933	757,933	757,933	0
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>757,935</u>	<u>(2)</u>
Expenditures				
Debt Service				
Interest	312,933	312,933	0	312,933
Principal	445,000	445,000	0	445,000
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>0</u>	<u>757,933</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>0</u>	<u>757,933</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>757,935</u>	<u>(757,935)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>576,583</u>	<u>(576,583)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,334,518</u>	<u>(1,334,518)</u>

Waters Edge CDD
Investment Summary
October 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 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	\$ 121,582
Western Alliance Bank	Money Market	248,561
Total Reserve Fund Investments		\$ 370,143
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	193,270
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
Total Debt Service Fund Investments		\$ 576,585

Waters Edge Community Development District
Summary A/R Ledger
From 10/1/2022 to 10/31/2022

	Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
345, 2419							
	345-001	345 General Fund	Pasco County Tax Collector	AR00000321	10/01/2022	370,593.18	12110
Sum for 345, 2419						370,593.18	
345, 2420							
	345-005	345 Reserve Fund	Pasco County Tax Collector	AR00000321	10/01/2022	59,095.00	12110
Sum for 345, 2420						59,095.00	
345, 2421							
	345-101	345 Reclaimed Water Fund	Pasco County Tax Collector	AR00000321	10/01/2022	49,773.90	12110
Sum for 345, 2421						49,773.90	
345, 2422							
	345-200	345 Debt Service Fund S2015	Pasco County Tax Collector	AR00000321	10/01/2022	757,932.94	12110
Sum for 345, 2422						757,932.94	
Sum for 345						1,237,395.02	
Sum Total						1,237,395.02	

**Waters Edge Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
345, 2419	345 General Fund	10/01/2022	ASI Landscape Management	2867	Remove Fallen Tree 11100 Biddeford 07/22/22	403.11
	345 General Fund	10/01/2022	ASI Landscape Management	3016	Irrigation Repair Waters Edge Clock A 08/16/22	591.28
	345 General Fund	10/24/2022	ASI Landscape Management	3774	Pine Tree removal 10/22	1,433.33
	345 General Fund	10/12/2022	ASI Landscape Management	3587	Tree removal 10/22	556.23
	345 General Fund	10/01/2022	ASI Landscape Management	3501	Tree Removal 09/22	1,210.96
	345 General Fund	10/25/2022	ASI Landscape Management	3781	Sod replacement 10/22	1,125.00
	345 General Fund	10/01/2022	Bay Area Roofing, Inc.	7767	Shingle Repair 09/22	1,275.00
	345 General Fund	10/20/2022	Brenda L Brown	BB102022	Board of Supervisors Meeting 10/20/2022	200.00
	345 General Fund	10/03/2022	Department of Economic Opportunity	86817	Special District Fee FY22/23	175.00
	345 General Fund	10/27/2022	Gaydos Hydro Services, LLC	2022-530	Monthly Meter Reading - Pump Station 10/22	142.00
	345 General Fund	10/20/2022	George Anastasopoulos	GA102022	Board of Supervisors Meeting 10/20/2022	200.00
	345 General Fund	10/20/2022	Jason Peterson	JP102022	Board of Supervisors Meeting 10/20/2022	200.00
	345 General Fund	09/14/2022	Pasco County Utilities	17180326	9019 Creedmoor Reclaim Lane 08/22	4,524.45
	345 General Fund	10/01/2022	Rizzetta & Company, Inc.	INV0000071903	Annual Assessment Roll FY22/23	5,728.32
	345 General Fund	10/27/2022	Straley Robin Vericker	22196	General Legal Services 10/22	1,924.00
	345 General Fund	10/20/2022	Teri Lynn Geney	TG102022	Board of Supervisors Meeting 10/22	200.00
	345 General Fund	10/20/2022	Timothy M. Haslett	TH102022	Board of Supervisors Meeting 10/20/2022	200.00
	345 General Fund	07/01/2022	Waters Edge Master HOA, Inc.	060122	Shared Cost Landscape Services 07/22	8,446.00
Sum for 345, 2419						28,534.68
Sum for 345						28,534.68
Sum Total						28,534.68

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/2022.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice FY22-23 totaling \$65,124.93 were received in November 2022.
6. Debt Service Fund – Payments for Invoice FY22-23 totaling \$102,949.39 were received in November 2022.

Tab 7

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS
EDGE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE
FISCAL YEAR 2021/2022 GENERAL FUND BUDGET; AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the Waters Edge Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2021/2022; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

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

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with Florida Statute 189.016, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

PASSED AND ADOPTED THIS 26th DAY OF JANUARY, 2023.

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/ VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

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

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget	Comments
1				
2	REVENUES			
3				
4	Interest Earnings			
5	Interest Earnings	\$ -	\$ 37	
6	Special Assessments			
7	Tax Roll*	\$ 369,700	\$ 372,238	
8				
9	Other Misc. Revenues			
10	Pump Station	\$ -	\$ 50,953	HOA Reserves
11				
12	TOTAL REVENUES	\$ 369,700	\$ 423,228	
15				
16	TOTAL REVENUES AND BALANCE FORWARD	\$ 369,700	\$ 423,228	
17				
20	EXPENDITURES - ADMINISTRATIVE			
21				
22	Legislative			
23	Supervisor Fees	\$ 12,000	\$ 12,000	
24	Financial & Administrative			
25	Administrative Services	\$ 4,865	\$ 4,962	
26	District Management	\$ 23,500	\$ 23,970	
27	District Engineer	\$ 8,000	\$ 30,300	
28	Disclosure Report	\$ 2,000	\$ 1,500	
29	Trustees Fees	\$ 3,775	\$ 3,872	
30	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	
31	Financial & Revenue Collections	\$ 5,400	\$ 5,508	
32	Assessment Roll	\$ 5,400	\$ 5,508	
33	Accounting Services	\$ 12,975	\$ 13,235	
34	Auditing Services	\$ 3,400	\$ 3,129	
35	Arbitrage Rebate Calculation	\$ 450	\$ 450	
36	Public Officials Liability Insurance	\$ 2,960	\$ 2,826	
37	Legal Advertising	\$ 500	\$ 1,350	
38	Miscellaneous Mailings	\$ 1,500	\$ 1,487	
39	Dues Licenses & Fees	\$ 175	\$ 175	
40	Website Hosting, Maintenance, Backup (and	\$ 5,000	\$ 3,637	
41	Legal Counsel			
42	District Counsel	\$ 10,000	\$ 12,886	
43				
44	Administrative Subtotal	\$ 102,050	\$ 126,945	
45				
46	EXPENDITURES - FIELD OPERATIONS			
47				
48	Electric Utility Services			
49	Utility - Reclaimed Water	\$ 36,000	\$ 13,657	
50	Stormwater Control			
51	Fountain Service Repairs & Maintenance	\$ 3,500	\$ 600	
52	Lake/Pond Bank Maintenance	\$ 7,500	\$ -	
53	Aquatic Maintenance	\$ 26,220	\$ 26,220	
55	Mitigation Area Monitoring & Maintenance	\$ 500	\$ -	
56	Aquatic Plant Replacement	\$ 5,000	\$ -	
57	Stormwater System Maintenance	\$ 7,500	\$ 20,888	
58	Other Physical Environment			
59	Dues Licenses & Fees	\$ -	\$ 5,500	SWFWMD Permit Fees
60	Property Insurance	\$ 5,000	\$ 3,616	
61	General Liability Insurance	\$ 2,960	\$ 2,826	
62	Entry & Walls Maintenance	\$ 2,500	\$ 2,870	
63	Landscape Maintenance	\$ 95,266	\$ 101,822	
64	Irrigation System Monitoring & Maintenance	\$ 20,000	\$ 1,147	
65	Well Maintenance	\$ 5,000	\$ -	
66	Landscape - Mulch	\$ 7,000	\$ 13,760	
67	Landscape Replacement Plants, Shrubs, Trees	\$ 10,000	\$ 6,906	
68	Reclaimed pump Maintenance and Repairs	\$ 13,704	\$ 82,687	
69				
70	Contingency			
72	Miscellaneous Contingency	\$ 20,000	\$ 13,784	
74				
75	Field Operations Subtotal	\$ 267,650	\$ 296,283	
78				
79	TOTAL EXPENDITURES	\$ 369,700	\$ 423,228	
80				
81	EXCESS OF REVENUES OVER	\$ -	\$ -	

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

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget
1			
2	REVENUES		
3	Interest Earnings		
4	Interest Earnings	\$ -	\$ 6
5	Special Assessments		
6	Tax Roll*	\$ 49,774	\$ 49,774
7			
8	TOTAL REVENUES	\$ 49,774	\$ 49,780
9			
#	TOTAL REVENUES AND BALANCE	\$ 49,774	\$ 49,780
#			
#			
#			
#	EXPENDITURES		
#			
#	Water-Sewer Combination Services		
#	Utility - Reclaimed Water	\$ 49,774	\$ 42,163
#			
	Misc. Contingency		
	Misc. Contingency	\$ -	\$ 7,617
#	TOTAL EXPENDITURES	\$ 49,774	\$ 49,780
#			
#	EXCESS OF REVENUES OVER	\$ -	\$ -
#			

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

Chart of Accounts Classification	Annual Budget for 2020/2021	Amended Budget
REVENUES		
Interest Earnings		
Interest Earnings	\$ -	\$ 656
Special Assessments		
Tax Roll*	\$ 18,283	\$ 18,283
TOTAL REVENUES	\$ 18,283	\$ 18,939
Carry Forward Fund Balance		
Carry Forward Fund Balance	\$ -	\$ 16,000
TOTAL REVENUES AND BALANCE	\$ 18,283	\$ 34,939
EXPENDITURES		
Contingency		
Capital Reserves	\$ 18,283	\$ 24,930
Misc. Contingency	\$ -	\$ 10,009
TOTAL EXPENDITURES	\$ 18,283	\$ 34,939
EXCESS OF REVENUES OVER	\$ -	\$ -

Tab 8

TRI-PARTY SUCCESSION AGREEMENT

This Tri-Party Succession Agreement is dated as of _____, 2023 among Waters Edge Community Development District (the “District”), U.S. Bank National Association, as Trustee (“USB”), and U.S. Bank Trust Company, National Association (“Trust Company”). Reference is made to that certain Master Trust Indenture, dated as of September 1, 2005, as amended and supplemented, (collectively, the “Master Indenture”) between the District and USB as successor Trustee to Wachovia Bank, National Association (“Trustee”) thereunder relating to the District’s \$10,345,000 Capital Improvement Revenue Refunding Bonds, Series 2015A-1 (Senior Lien) and its \$495,000 Capital Improvement Revenue Refunding Bonds, Series 2015A-2 (Subordinate Lien). Capitalized terms used herein and not defined are used as defined in the Master Indenture. The parties agree as follows:

A. USB has notified the District that USB, has transferred (by contribution) substantially all its corporate trust business to Trust Company (USB’s direct wholly owned subsidiary) and desires to transfer its administration of the Master Indenture from USB to Trust Company such that Trust Company shall be the successor in interest to USB, as Trustee under the Master Indenture. Trust Company hereby represents and certifies to the District that it is a national banking association organized under the laws of the United States of America. Trust Company is qualified to do and does business in one or more states of the United States of America and has an officially reported combined capital, surplus, undivided profits, and reserves aggregating at least \$1,000,000,000. Trust Company is therefore qualified to act as successor Trustee under Section 614 of the Master Indenture and successor Bond Registrar and Paying Agent under Section 620 of the Master Indenture.

B. USB hereby resigns as Trustee, Bond Registrar and Paying Agent under the Master Indenture. Trust Company hereby accepts such appointment as successor Trustee, Bond Registrar and Paying Agent under the Master Indenture, and the parties hereby agree that Trust Company is fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of USB, its predecessor; and USB hereby transfers to Trust Company all such estates, properties, rights, powers and trusts and is contemporaneously herewith delivering all its records relating to the Master Indenture to Trust Company.

C. The District hereby waives the sixty (60) days’ notice requirement contained in Section 611 and Section 617 of the Master Indenture.

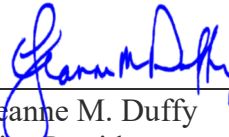
D. The District hereby certifies to Trust Company that no Event of Default or event which, with the giving of notice or the passage of time or both, would become an Event of Default, has occurred, and is continuing under the Master Indenture.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed, effective as of the day and year first above written.

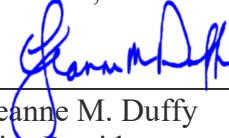
WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Name:
Title:

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By:  _____
Name: Leanne M. Duffy
Title: Vice President

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Successor Trustee

By:  _____
Name: Leanne M. Duffy
Title: Vice President

Tab 9

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, December 15, 2022, at 3:32 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
Jason Peterson	Board Supervisor, Assistant Secretary
Brenda Brown	Board Supervisor, Assistant Secretary

Also present were:

Timothy Haslett	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Jayna Cooper	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Frank Nolte	District Engineer, Cardno <i>(via conference call)</i>
Tony Smith	Representative, Sitex Aquatics
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order at 3:32 p.m., confirmed there was a quorum, and noted there was no audience present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Supervisors**

Ms. Cooper, a notary public in the State of Florida, administered the Oath of Office to George Anastasopoulos. Mr. Anastasopoulos both swore and affirmed to the Oath of Office and executed the oath. Mr. Haslett called in to the meeting and will have his oath administered at the next meeting. Both Mr. Anastasopoulos and Mr. Haslett chose to receive compensation for meeting attendance.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Designating Officers of the District**

Ms. Cooper presented Resolution 2023-01, Designating Officers of the District.

On a Motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved Resolution 2023-01, Designating Officers of the District as follows: Teri Geney as Chair, George Anastasopoulos as Vice Chair, and Brenda Brown, Timothy Haslett, Jason Peterson, and Matthew Huber as Assistant Secretaries for the Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Manager

Mr. Smith reviewed his report with the Board. They requested that the pond numbers be included on the pond treatments slide in the aquatics report.

B. District Engineer

Mr. Nolte gave an overview of his report.

Mr. Nolte presented a proposal from Finn Outdoor to clean inlet 9-26.

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved Finn Outdoor's proposal to clean inlet 9-26 at a cost of \$600.00 for the Water's Edge Community Development District.

Mr. Nolte stated that he would be onsite to review the littoral shelf in February.

C. District Counsel

A discussion was held regarding an alligator violation. Mr. Vericker advised to leave the issue to the Florida Wildlife Commission to enforce as appropriate.

D. PSA Inspection Reports

Mr. Peterson reviewed the PSA inspection reports for the Board. He stated that he will ask Mr. Picciano to assess the landscape lighting at the Belle Haven entrance on his next landscape walk.

Ms. Cooper stated that the ASI Irrigation Report was not received.

E. District Manager

Ms. Cooper presented the monthly District Manager report to the Board. She also presented the September Financial Statements, and a lengthy discussion was held regarding the September Financials. Mr. Huber will schedule a conference call with the District's accountant and Mr. Anastasopoulos to discuss them further.

Ms. Cooper reminded the Board of the next regularly scheduled meeting to be held on January 26, 2023 at 5:00 p.m.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Drone Footage of the Ponds

Mr. Smith presented the proposal from Sitex Aquatics for the drone footage of all 52 ponds in the community.

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the proposal from Sitex Aquatics for Drone Footage of 52 Ponds (\$750.00) for the Water's Edge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Amending Fiscal Year 2021/2022 Final Budget

Ms. Cooper presented Resolution 2023-02, Amending Fiscal Year 2021/2022 Final Budget. The Board decided to table this item until the September Financials are revised.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 17, 2022

Ms. Cooper presented the meeting minutes and asked if there were any changes. There was a revision made to the second sentence under District Engineer.

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Minutes for the regular meeting held on November 17, 2022 as revised for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

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

Ms. Cooper presented the October 2022 Operation and Maintenance Expenditures. A discussion was held regarding a few invoices and the services they represent.

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the October 2022 Operation and Maintenance Expenditures in the amount of \$54,188.10 for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There were no audience members present to comment.

Ms. Cooper asked if there were any Supervisor requests.

Ms. Geney inquired if District management followed up with the resident who didn't want the District to clear the banana leaves.

Mr. Anastasopoulos asked if District Management had followed up with ITS regarding stains of chlorine tabs and if the system is working now.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Brown, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors adjourned the meeting at 5:24 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

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

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget	Comments
1				
2	REVENUES			
3				
4	Interest Earnings			
5	Interest Earnings	\$ -	\$ 37	
6	Special Assessments			
7	Tax Roll*	\$ 369,700	\$ 372,238	
8				
9	Other Misc. Revenues			
10	Pump Station	\$ -	\$ 50,953	HOA Reserves
11				
12	TOTAL REVENUES	\$ 369,700	\$ 423,228	
15				
16	TOTAL REVENUES AND BALANCE FORWARD	\$ 369,700	\$ 423,228	
17				
20	EXPENDITURES - ADMINISTRATIVE			
21				
22	Legislative			
23	Supervisor Fees	\$ 12,000	\$ 12,000	
24	Financial & Administrative			
25	Administrative Services	\$ 4,865	\$ 4,962	
26	District Management	\$ 23,500	\$ 23,970	
27	District Engineer	\$ 8,000	\$ 30,300	
28	Disclosure Report	\$ 2,000	\$ 1,500	
29	Trustees Fees	\$ 3,775	\$ 3,872	
30	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	
31	Financial & Revenue Collections	\$ 5,400	\$ 5,508	
32	Assessment Roll	\$ 5,400	\$ 5,508	
33	Accounting Services	\$ 12,975	\$ 13,235	
34	Auditing Services	\$ 3,400	\$ 3,129	
35	Arbitrage Rebate Calculation	\$ 450	\$ 450	
36	Public Officials Liability Insurance	\$ 2,960	\$ 2,826	
37	Legal Advertising	\$ 500	\$ 1,350	
38	Miscellaneous Mailings	\$ 1,500	\$ 1,487	
39	Dues Licenses & Fees	\$ 175	\$ 175	
40	Website Hosting, Maintenance, Backup (and	\$ 5,000	\$ 3,637	
41	Legal Counsel			
42	District Counsel	\$ 10,000	\$ 12,886	
43				
44	Administrative Subtotal	\$ 102,050	\$ 126,945	
45				
46	EXPENDITURES - FIELD OPERATIONS			
47				
48	Electric Utility Services			
49	Utility - Reclaimed Water	\$ 36,000	\$ 13,657	
50	Stormwater Control			
51	Fountain Service Repairs & Maintenance	\$ 3,500	\$ 600	
52	Lake/Pond Bank Maintenance	\$ 7,500	\$ -	
53	Aquatic Maintenance	\$ 26,220	\$ 26,220	
55	Mitigation Area Monitoring & Maintenance	\$ 500	\$ -	
56	Aquatic Plant Replacement	\$ 5,000	\$ -	
57	Stormwater System Maintenance	\$ 7,500	\$ 20,888	
58	Other Physical Environment			
59	Dues Licenses & Fees	\$ -	\$ 5,500	SWFWMD Permit Fees
60	Property Insurance	\$ 5,000	\$ 3,616	
61	General Liability Insurance	\$ 2,960	\$ 2,826	
62	Entry & Walls Maintenance	\$ 2,500	\$ 2,870	
63	Landscape Maintenance	\$ 95,266	\$ 101,822	
64	Irrigation System Monitoring & Maintenance	\$ 20,000	\$ 1,147	
65	Well Maintenance	\$ 5,000	\$ -	
66	Landscape - Mulch	\$ 7,000	\$ 13,760	
67	Landscape Replacement Plants, Shrubs, Trees	\$ 10,000	\$ 6,906	
68	Reclaimed pump Maintenance and Repairs	\$ 13,704	\$ 82,687	
69				
70	Contingency			
72	Miscellaneous Contingency	\$ 20,000	\$ 13,784	
74				
75	Field Operations Subtotal	\$ 267,650	\$ 296,283	
78				
79	TOTAL EXPENDITURES	\$ 369,700	\$ 423,228	
80				
81	EXCESS OF REVENUES OVER	\$ -	\$ -	

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

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget
1			
2	REVENUES		
3	Interest Earnings		
4	Interest Earnings	\$ -	\$ 6
5	Special Assessments		
6	Tax Roll*	\$ 49,774	\$ 49,774
7			
8	TOTAL REVENUES	\$ 49,774	\$ 49,780
9			
#	TOTAL REVENUES AND BALANCE	\$ 49,774	\$ 49,780
#			
#			
#			
#	EXPENDITURES		
#			
#	Water-Sewer Combination Services		
#	Utility - Reclaimed Water	\$ 49,774	\$ 42,163
#			
	Misc. Contingency		
	Misc. Contingency	\$ -	\$ 7,617
#	TOTAL EXPENDITURES	\$ 49,774	\$ 49,780
#			
#	EXCESS OF REVENUES OVER	\$ -	\$ -
#			

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

Chart of Accounts Classification	Annual Budget for 2020/2021	Amended Budget
REVENUES		
Interest Earnings		
Interest Earnings	\$ -	\$ 656
Special Assessments		
Tax Roll*	\$ 18,283	\$ 18,283
TOTAL REVENUES	\$ 18,283	\$ 18,939
Carry Forward Fund Balance		
Carry Forward Fund Balance	\$ -	\$ 16,000
TOTAL REVENUES AND BALANCE	\$ 18,283	\$ 34,939
EXPENDITURES		
Contingency		
Capital Reserves	\$ 18,283	\$ 24,930
Misc. Contingency	\$ -	\$ 10,009
TOTAL EXPENDITURES	\$ 18,283	\$ 34,939
EXCESS OF REVENUES OVER	\$ -	\$ -

Tab 10

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 November 2022 For Board Approval

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

The total items being presented: **\$51,033.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ASI Landscape Management	100044	3501	Tree Removal 09/22	\$ 1,210.96
ASI Landscape Management	100044	3587	Tree removal 10/22	\$ 556.23
ASI Landscape Management	100044	3774	Pine Tree removal 10/22	\$ 1,433.33
ASI Landscape Management	100044	3781	Sod replacement 10/22	\$ 1,125.00
Bay Area Roofing, Inc.	100045	7767	Shingle Repair 09/22	\$ 1,275.00
Brenda L Brown	100046	BB102022	Board of Supervisors Meeting 10/20/2022	\$ 200.00
Brenda L Brown	100061	BB111722	Board of Supervisors Meeting 11/17/2022	\$ 200.00
Cardno, Inc.	100047	2002669	Engineering Services Project #238200189 10/22	\$ 626.31
Department of Economic Opportunity	100048	86817	Special District Fee FY22/23	\$ 175.00
Finn Outdoor, LLC	100062	V0870	Drainage Maintenance for multi inlets	\$ 5,500.00
Gaydos Hydro Services, LLC	100049	2022-530	Monthly Meter Reading - Pump Station 10/22	\$ 142.00
George Anastasopoulos	100050	GA102022	Board of Supervisors Meeting 10/20/2022	\$ 200.00
George Anastasopoulos	100063	GA111722	Board of Supervisors Meeting 11/17/2022	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Irrigation Technical Services, Inc.	100051	30419	Water Management - Pump Station 10/22	\$ 550.00
Irrigation Technical Services, Inc.	100051	30676	Annual Pump Station FY22/23	\$ 1,000.00
Jason Peterson	100052	JP102022	Board of Supervisors Meeting 10/20/2022	\$ 200.00
Jason Peterson	100064	JP111722	Board of Supervisors Meeting 11/17/2022	\$ 200.00
Lugo's Property Services LLC	100053	160	Vinyl Fence Repair 11/22	\$ 200.00
Pasco County Utilities	100054	17540664	9019 Creedmoor Reclaim Lane 09/22	\$ 3,236.45
Pasco County Utilities	100054	17540665	9019 Creedmoor Reclaim Lane 10/22	\$ 5,142.26
Pasco County Utilities	100054	17180326	9019 Creedmoor Reclaim Lane 08/22	\$ 4,524.45
Rizzetta & Company, Inc.	100055	INV0000072591	District Management Fees 11/22	\$ 4,306.83
Rizzetta & Company, Inc.	100065	INV0000071903	Annual Assessment Roll FY22/23	\$ 5,728.32
Sitex Aquatics, LLC	100056	6906B	Monthly Lake Maintenance 11/22	\$ 2,185.00



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 3501

Date	PO#
09/30/22	
Sales Rep	Terms
Armando Taylor	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#2978 - Tree removal				\$1,210.96
Tree Care & Removal -				\$1,210.96

RECEIVED
10/25/2022

Subtotal	\$1,210.96
Sales Tax	\$0.00
Total	\$1,210.96
Credits/Payments	(\$0.00)
Balance Due	\$1,210.96

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,210.96	\$591.28	\$403.11	\$0.00	\$0.00



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 3587

Date	PO#
10/12/22	
Sales Rep	Terms
Armando Taylor	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#3170 - Tree removal and clean up				\$556.23

Tree Care & Removal -

\$556.23

RECEIVED
10/25/2022

Subtotal	\$556.23
Sales Tax	\$0.00
Total	\$556.23
Credits/Payments	(\$0.00)
Balance Due	\$556.23

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,767.19	\$591.28	\$403.11	\$0.00	\$0.00



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 3774

Date	PO#
10/24/22	
Sales Rep	Terms
Armando Taylor	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#2989 - Pine Tree removal				\$1,433.33
Tree Care & Removal -				\$1,433.33

RECEIVED
10/25/2022

Subtotal	\$1,433.33
Sales Tax	\$0.00
Total	\$1,433.33
Credits/Payments	(\$0.00)
Balance Due	\$1,433.33

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$3,200.52	\$0.00	\$591.28	\$403.11	\$0.00



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 3781

Date	PO#
10/25/22	
Sales Rep	Terms
Armando Taylor	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#3116 - Sod replacement				\$1,125.00
Turf Renovation -				\$1,125.00

RECEIVED
10/26/2022

Subtotal	\$1,125.00
Sales Tax	\$0.00
Total	\$1,125.00
Credits/Payments	(\$0.00)
Balance Due	\$1,125.00

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,325.52	\$0.00	\$591.28	\$403.11	\$0.00

Voice: 727-578-1138
Fax: 727-576-4526

Waters Edge CDD
Meeting Date: October 20, 2022

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
10/20/2022

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:30 PM
Meeting End Time:	4:34 PM
Total Meeting Time:	1 hr 4 mins

Time Over 3 Hours:	<input checked="" type="checkbox"/>
--------------------	-------------------------------------

Total at \$175 per Hour:	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

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	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____

M. Huber

Waters Edge CDD
Meeting Date: November 17, 2022

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Teri Geney	X
George Anastasopoulos	X
Brenda Brown	X
Timothy Haslett	X
Jason Peterson	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:01 AM
Meeting End Time:	11:08 AM
Total Meeting Time:	1 hour 7 mins

RECEIVED
11/17/2022

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

Total at \$175 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	0
Additional or Continued Meeting?	0
Total Meeting Time:	0
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	0
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: M. Huber

**INVOICE**

Page 1 of 2

Invoice Number	2002669
Invoice Date	November 11, 2022
Customer Number	182723
Project Number	238200189

Bill To

Waters Edge Community Development District
Accounts Payable
12750 Citrus Park Lane
Suite 115
Tampa FL 33625
United States

Please Remit To

Cardno, Inc
13980 Collections Center Drive
Chicago IL 60693
United States

Stantec Project Manager:

Nolte, Frank

Authorization Amount:

\$4,500.00

Authorization Previously Billed:

\$2,790.00

Authorization Budget Remaining:

\$1,083.69

Authorization Billed to Date:

\$3,416.31

Current Invoice Due:

\$626.31

For Period Ending:

November 4, 2022

RECEIVED
11/14/2022

Please be advised that in December of 2021, Cardno, Inc. was acquired by Stantec Consulting Services, Inc. As a result of the acquisition, we want to inform you that we have updated our financial systems and changed our payment instructions. While we remain a subsidiary to Stantec through the end of this calendar year, we do ask that you kindly update your payment instructions as follows. Please feel free to reach out to me if you have any questions.

Remit payments by mail to:

Cardno, Inc.
13980 Collections Center Drive
Chicago, IL 60693

Remit payments electronically to:

Bank of America Branch
Address: 100 North Tryon Street
Charlotte, NC 28202

Account Number: 3752096026

Routing/Transfer Number for ACH: 111000012

Routing/Transfer Number for Wires: 026009593

Please notify us of the details of the EFT transfer at eft@stantec.com and ensure that the customer's name within the EFT transfer details is the same as on our invoice. Please select CTX format and include invoice numbers when making electronic payments. We appreciate your business and look forward to continuing our relationship and will work closely with you to novate our contracts from Cardno, Inc. to Stantec Consulting Services, Inc. by December 31, 2022.

Due upon receipt or in accordance with terms of the contract

INVOICE

Invoice Number2002669

Project Number238200189

Top Task 000A

Waters Edge - Stormwater Analysis

<u>Progress Charge</u>	Total Invoiced	Previously Invoiced	Current Amount
4,500.00 X 75.92 % Complete	3,416.31	2,790.00	626.31
Progress Charge Subtotal			<u>626.31</u>

Top Task 000A Total

626.31

Total Fees & Disbursements

\$626.31

INVOICE TOTAL (USD)

\$626.31

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86817			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Waters Edge Community Development District (Pasco County)
 Mr. William Rizzetta
 3434 Colwell Avenue, Suite 200
 Tampa, FL 33614



RECEIVED
 OCT - 6 2022

(Signature)

RECEIVED
 10/19/2022

2. Telephone: (813) 514-0400
3. Fax: (813) 514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: watersedgecdd.org
8. County(ies): Pasco
9. Function(s): Community Development
10. Boundary Map on File: 03/31/2005
11. Creation Document on File: 03/31/2005
12. Date Established: 02/08/2005
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 05-02
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 11/05/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: William A. Rizzetta Date 10/13/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee.

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Finn Outdoor
241 17th Ave NE
Saint Petersburg, FL 33704 US
(813)957-6075
robb@finnoutdoor.com



INVOICE

BILL TO

Waters Edge CDD
12750 Citrus Park Lane, Suite
115
Tampa, FL 33625

INVOICE # 2703**DATE 11/07/2022****DUE DATE 11/07/2022****TERMS Due on receipt**

DESCRIPTION	QTY	RATE	AMOUNT
Drainage Maintenance Inlet 12-78 -- Patch hole in concrete at inlet throat	1	250.00	250.00
Drainage Maintenance Inlet 11-21 -- Remove and replace sod and soil as needed, seal connection between inlet top and inlet box with hydraulic cement	1	400.00	400.00
Drainage Maintenance Inlet 10-44 -- Remove excess sediment from inlet box	1	1,100.00	1,100.00
Drainage Maintenance Inlet 10-60 -- Remove sediment and debris from inlet box	1	1,100.00	1,100.00
Drainage Maintenance Inlet 25 -- Cut and replace broken curb area	1	1,400.00	1,400.00
Drainage Maintenance Inlet 9-31 -- Remove trash and debris	1	250.00	250.00
Drainage Maintenance Inlets 9-38, 9-39, 9-40, 9-41 -- Remove trash and debris	1	1,000.00	1,000.00

BALANCE DUE**\$5,500.00****RECEIVED**
11/07/2022



www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 10/27/2022
Invoice #: 2022-530

To:

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

Project: Waters Edge

Proposal #: 13-124

P.O. #:

Due Date	Service Date:
10/27/2022	October 2022

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	83.33%	142.00
<div>RECEIVED 10/31/2022</div>			

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$142.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$142.00



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 30419

Date: 11/01/2022

Record#: 28928

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: 12/01/2022

Employee:

Order#:

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

Notes:

RECEIVED
11/01/2022

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

Thank you for your prompt payment!

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



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 30676

Date: 11/15/2022

Record#: 29215

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: 12/15/2022

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	1,000.000000	1,000.00	N
		Pump Station Data Plan				N
		Jan. - Dec. 2023				N

Notes:

RECEIVED
11/15/2022

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:	1,000.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,000.00

Lugo's Property Services LLC

10950 Oyster Bay Cir
New Port Richey, FL 34654

Invoice

Date	Invoice #
11/2/2022	160

Bill To
Waters Edge CDD Rizzetta New Port Richey, FL 34654 3434 Colwell Ave, Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Vinyl fence repair	200.00	200.00
		Total	\$200.00

RECEIVED
11/02/2022



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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: 1-855-766-5344

45-46024

WATERS EDGE CDD

Service Address: 9019 CREEDMOOR RECLAIM LANE

Bill Number: 17540664

Billing Date: 11/9/2022

Billing Period: 8/23/2022 to 9/22/2022

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.

Please visit bit.ly/ppourates 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	8/23/2022	517392	9/22/2022	526639	30	9247

Usage History Water

September 2022	9247
August 2022	12927
July 2022	11301
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

Transactions

Previous Bill	4,524.45
Payment	-4,524.45 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9,247 Thousand Gals X \$0.35 3,236.45
Adjustments	
Late Payment Charge	0.00
Total Current Transactions	3,236.45
TOTAL BALANCE DUE	\$3,236.45

RECEIVED
11/16/2022

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 3,236.45

Total Balance Due \$3,236.45
Due Date 11/28/2022

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

Round-Up Donations to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.

WATERS EDGE CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-9200

cperez@pascocountyfl.net) is signed in

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



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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: 17540665

Billing Date: 11/14/2022

Billing Period: 9/22/2022 to 10/24/2022

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.
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	9/22/2022	526639	10/24/2022	540537	32	13898

Usage History

Water

October 2022	13898
August 2022	12927
July 2022	11301
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

Transactions

Previous Bill	3,236.45
Past Due	3,236.45
Current Transactions	
Reclaimed	
Reclaimed	13,898 Thousand Gals X \$0.37 5,142.26
Total Current Transactions	5,142.26
TOTAL BALANCE DUE	\$8,378.71

*Past due balance is delinquent and subject to further fees and immediate disconnect.

RECEIVED
11/15/2022

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

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
Past Due 3,236.45
Current Transactions 5,142.26

Total Balance Due	\$8,378.71
Due Date	12/1/2022

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

Round-Up Donations 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



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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: 17180326

Billing Date: 9/14/2022

Billing Period: 7/22/2022 to 8/23/2022

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.
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	7/22/2022	504465	8/23/2022	517392	32	12927

Usage History
Water

August 2022	12927
July 2022	11301
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

Transactions

Previous Bill	3,955.35
Payment 08/29/22	-3,955.35 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12,927 Thousand Gals X \$0.35 4,524.45
Total Current Transactions	4,524.45
TOTAL BALANCE DUE	\$4,524.45



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 4,524.45

Total Balance Due	\$4,524.45
Due Date	10/3/2022

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

Round-Up Donations 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 #
12/1/2022	INV0000073237

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
10/1/2022	INV0000071903

Bill To:

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

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,728.32	\$5,728.32
		RECEIVED 11/17/2022	
		Subtotal	\$5,728.32
		Total	\$5,728.32



Invoice

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

Date	Invoice #
11/1/2022	6906B

Bill To

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

P.O. No.	Terms	Project
	Net 30	

[illegible]

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 27, 2022

Client: 001219

Matter: 000001

Invoice #: 22196

Page: 1

RE: GENERAL

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
9/20/2022	JMV	REVIEW COMMUNICATION FROM T. GENEY; REVIEW DESIGN REVIEW DOCUMENTS; DRAFT EMAIL TO T. GENEY.	0.6	\$183.00
9/21/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$152.50
9/22/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.5	\$457.50
9/26/2022	JMV	REVIEW COMMUNICATION FROM J. COOPER; REVIEW ITS PROPOSAL; PREPARE DRAFT AGREEMENT; DRAFT EMAIL TO J. COOPER.	1.0	\$305.00
10/6/2022	JMV	REVIEW COMMUNICATION FROM T. GENEY RE: PUBLIC RECORDS; TELEPHONE CALL WITH T. GENEY; DRAFT EMAIL TO T. GENEY AND J. COOPER.	1.3	\$396.50
10/7/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 REFUNDING BONDS.	0.2	\$33.00
10/11/2022	JMV	REVIEW COMMUNICATION FROM COUNTY ATTORNEY RE: DRAINAGE CLEAN OUT; REVIEW COMMUNICATION FROM M. HUBER; DRAFT EMAIL TO M. HUBER.	0.4	\$122.00
10/12/2022	JMV	REVIEW COMMUNICATION FROM D. VALLEY; REVIEW LEGAL NOTICE.	0.2	\$61.00
10/13/2022	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$91.50
10/14/2022	JMV	REVIEW COMMUNICATION FROM J. NEWBERG; REVISE ITS AGREEMENT; DRAFT EMAIL TO J. NEWBERG.	0.4	\$122.00
Total Professional Services			6.4	\$1,924.00

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Total Services	\$1,924.00
Total Disbursements	\$0.00
Total Current Charges	\$1,924.00
Previous Balance	\$2,938.88
Less Payments	(\$2,112.88)
PAY THIS AMOUNT	\$2,750.00

RECEIVED
10/31/2022

Please Include Invoice Number on all Correspondence

INVOICE

11/1/2022

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

To:

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

Due Upon Receipt

Page 1 of 1

Quantity	Vendor	Inv #	Inv Date	Description	Amount
1	Ameriscape	3459	10/1/2022	OCTOBER LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
		3626	10/17/2022	ANNUALS	\$ 1,114.80
				PEST CONTROL	\$ -
1	PSA	1340	10/6/2022	OCTOBER 6 INSPECTION	\$ 240.00
4	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin L 10/7, 10/14, 10/21, 10/28	\$ 120.00
Total:					8,192.80

RECEIVED
11/01/2022



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 3459

Date	PO#
10/01/22	
Sales Rep	Terms
House Account	Net 30

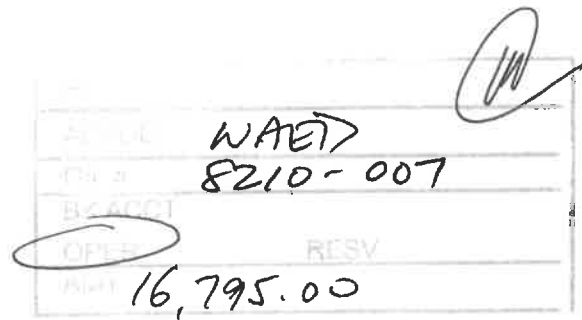
Bill To

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

Property Address

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#214 - Landscape Management with Agro & Irr October 2022				\$16,795.00
Description		Amount		
Maintenance			\$13,315.00	
Irrigation			\$2,980.00	
Pest Control				
Tree Trimming			\$500.00	



Subtotal	\$16,795.00
Sales Tax	\$0.00
Total	\$16,795.00
Credits/Payments	(\$0.00)
Balance Due	\$16,795.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$37,010.36	\$0.00	\$0.00	\$0.00	\$0.00

COPY


ASI LANDSCAPE
MANAGEMENT

 9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 3626

Date	PO#
09/01/22	
Sales Rep	Terms
House Account	Net 30

Bill To
 Rocco Iervasi
Water's Edge HOA
9019 Creedmoor Lane
New Port Richey, FL 34654
Property Address
 Water's Edge HOA
9019 Creedmoor Lane
New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#887 - Quarterly Flower Rotation September 2022				\$2,787.00

WAET
8210-003
2787.00

Subtotal	\$2,787.00
Sales Tax	\$0.00
Total	\$2,787.00
Credits/Payments	(\$0.00)
Balance Due	\$2,787.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$19,314.25	\$7,257.00	\$0.00	\$0.00	\$0.00

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

PSA HORTICULTURAL

INVOICE

BILL TO

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

INVOICE # 1340

DATE 10/06/2022

DUE DATE 11/05/2022

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/06/2022	Water's Edge Landscape Inspection	October 2022 Landscape Inspection	1	600.00	600.00

We truly appreciate your business!

BALANCE DUE

\$600.00

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

WAET
8020-000
600.00