



Rizzetta & Company

# **Waters Edge Community Development District**

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**Board of Supervisor's Meeting  
March 23, 2023**

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

**[www.watersedgecdd.org](http://www.watersedgecdd.org)**

# **WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

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

[www.watersedgecdd.org](http://www.watersedgecdd.org)

|                             |                       |                          |
|-----------------------------|-----------------------|--------------------------|
| <b>Board of Supervisors</b> | Teri Geney            | Chairman                 |
|                             | George Anastasopoulos | Vice Chairman            |
|                             | Brenda Brown          | Assistant Secretary      |
|                             | Timothy Haslett       | Assistant Secretary      |
|                             | Jason Peterson        | Assistant Secretary      |
| <b>District Manager</b>     | Matthew Huber         | Rizzetta & Company, Inc. |
| <b>District Counsel</b>     | John Vericker         | Straley Robin & Vericker |
| <b>District Engineer</b>    | 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](http://www.watersedgecdd.org)

Board of Supervisors  
Waters Edge Community  
Development District

March 17, 2023

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, March 23, 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 agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
  - A. Aquatics Manager
    1. Presentation of Monthly Aquatics Report..... Tab 1
  - B. District Engineer
  - C. District Counsel
    1. Revised Common Area, Natural Area & Conservation Area Policy..... USC
  - D. PSA Inspection Reports
    1. February Done Report..... Tab 2
    2. March Report..... Tab 3
    3. Discussion Regarding Water Usage
  - E. District Manager
    1. Update on revised Financial Statements
    2. Update on No Fishing & Trespassing signage
4. **BUSINESS ITEMS**
  - A. Consideration of updated Reserve Study proposal..... Tab 4
  - B. Discussion of CDD Pump station
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 23, 2023 ..... Tab 5
  - B. Consideration of Operation and Maintenance Expenditures January 2023..... Tab 6
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

March 17, 2023

Page Two

Sincerely,

*Matthew Huber*

Matthew Huber

District Manager



## **Tab 1**



# MONTHLY REPORT

MARCH 1, 2023



# WATERSEdge

**Inspection Date:**

February 24, 2022

**Prepared For:**

Jayna Cooper

**Prepared By:**

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

## SUMMARY:

The cold months have left us and the dry months are here. This is typically the time of year we see the landscape company's fertilizing the grass and as this continues over the next month we will see an influx in Algae blooms. As we receive rain the fertilizer on the laws and pond banks will make its way into the water which will spike the nutrients levels in the ponds allowing the Algae to thrive. We are well aware of this situation and appreciate your patience as we work to stay ahead of this problem.

Pond C1, K1, CH1, CH2, and L17 have been treated for spike rush, we've decide to change our approach with a more long lasting herbicide. This herbicide will take longer to take affect. Please allow more time for the spike rush to die and drop out.



# WATERSEEDGE CDD

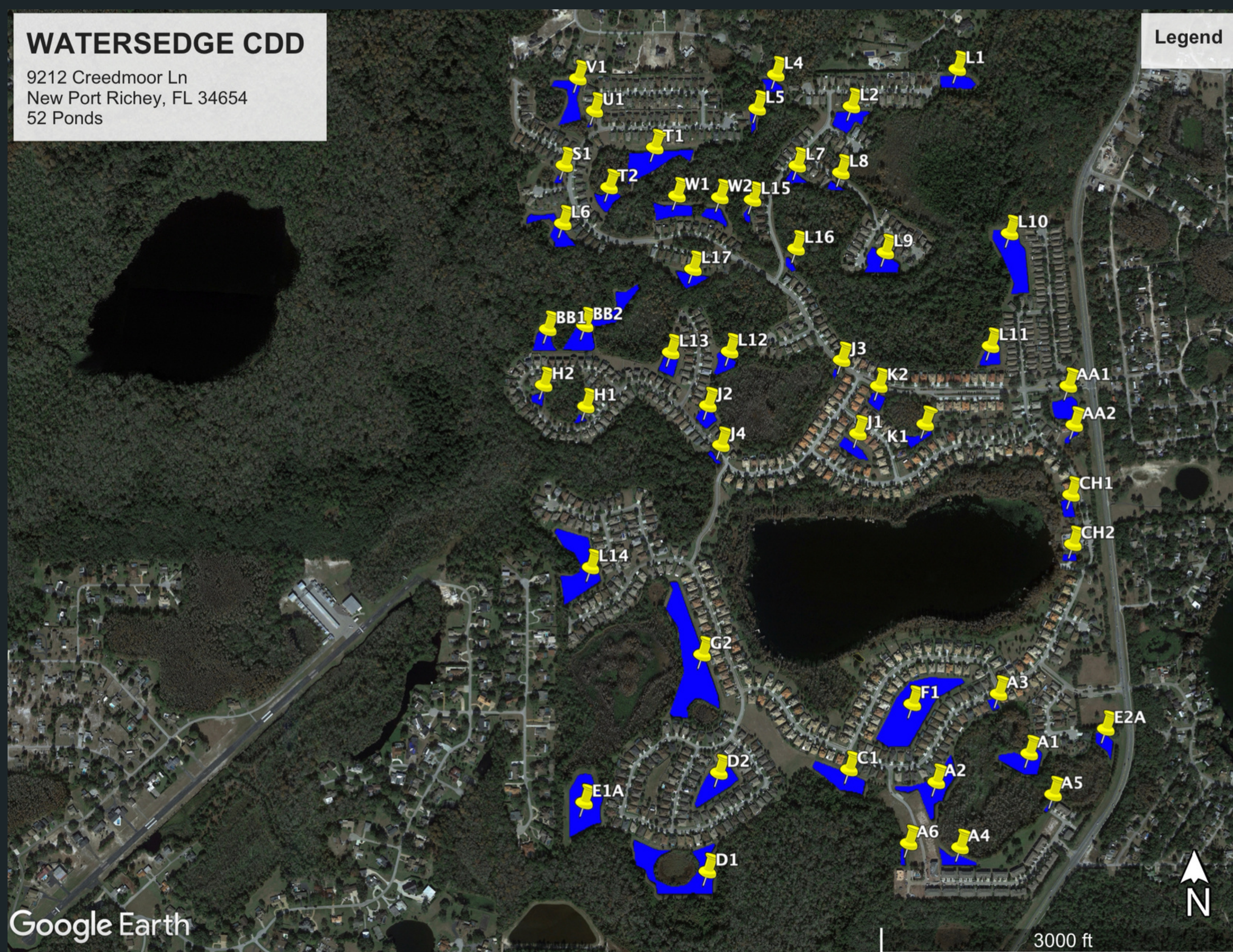
9212 Creedmoor Ln  
New Port Richey, FL 34654  
52 Ponds

Legend

Google Earth



3000 ft





AA1.



AA2.



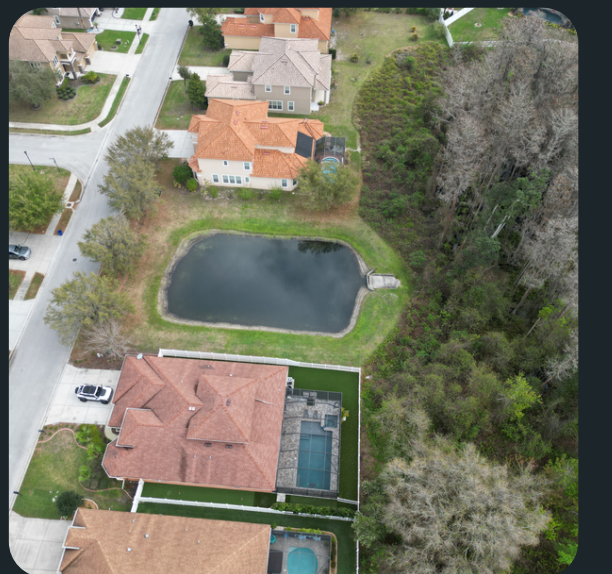
CH1.



CH2.



A3.



F1.



L14.



L10.



L2.



L13.



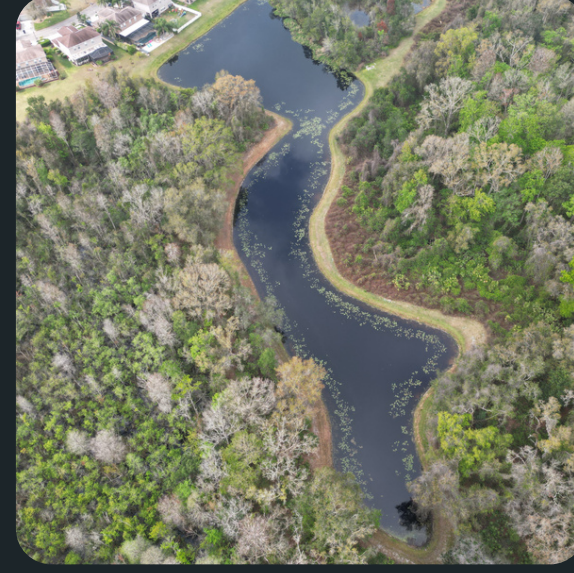
G2.



BB1.



BB2.



C1.



D2.





# POND TREATMENTS

AA1: Was treated for Algae.

AA2: Was treated for Algae and shoreline vegetation.

CH1: Was treated for Spike rush and shoreline vegetation.

CH2: Was treated for Algae, Spike rush and shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

F1: Was treated for Algae and shoreline vegetation.

L14: Was treated for Algae.

L10: Was treated for Algae and shoreline vegetation.

L2: Was treated for Algae and Shoreline vegetation.

L13: Was treated for Algae and shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

BB1: Was treated for shoreline vegetation.

BB2: Was treated for shoreline vegetation.

# POND TREATMENTS

C1: Was treated for Algae, Spike rush and shoreline vegetation.

D2: Was treated for Algae and shoreline vegetation.

## **Tab 2**



# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

|          |  |
|----------|--|
| Date:    | February 2, 2023   |
| Client:  | Water's Edge HOA/CDD-Jason Peterson, Mickey McCarthy             |
| Manager: | Rocco Iervasi<br>Americascape-Armando Taylor<br>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 February 20, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on February 21, 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

Moon Lake-remove leaf drop from bike path Done

Basketball court-remove leaf drop. Done

Left side berm of clubhouse-remove leaf drop. Done

General work order-redefine bed lines before the spring growth flush. ongoing

The turf was neatly mowed, edged, and trimmed as per the specifications. Be certain that all heavy leaf drop is removed to prevent turf from being smothered. Only mow turf that is actively growing.

#### 2 TURF COLOR

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

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

Veteran's Park-turf color ranged from a pale green to a mottled medium green.

Irrigation in Blue  
Hort green  
Maintenance in yellow

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

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

*February*

*February*



*January*

*January*

*January*



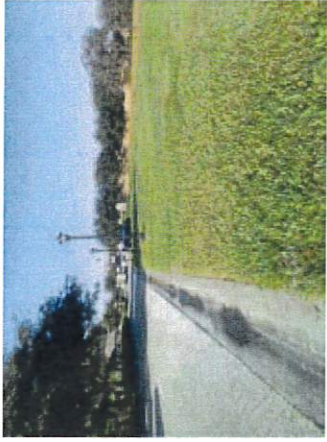
*December*

*December*





November



November



## 2 TURF DENSITY

Bellehaven gate-the density ranged from fair to good. It is now being improved with the installation of warranty sod.

Moon Lake Road-the density was fair.

Clubhouse front left side and berm area-the front left side density still ranged from fair to good. The turf density under the large front oak was stronger than the rear lawn.

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 strong.

## 2 TURF WEED CONTROL

Broadleaf and grassy weeds are being controlled. Their volume has been lessened. The carpetgrass continues to die back from cool temperatures.

Apply pre-emergent herbicide to all St. Augustine turf when appropriate according to UF/IFAS  
for the month of Feb/march

Clubhouse left side rear-treat broadleaf weeds

Slidell entry and exit-treat broadleaf weeds.

ongoing

ongoing

## 2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

General work order-be certain that Top Choice fire ant control is applied during the month of February.

Document the areas that have been treated on the February Done Report.

Vetmans Park, Birdington park  
- Club House -

Approved scheduled  
for week of 2/24/23

Slidell inbound-treat ant mounds.

ongoing

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

January



February



ongoing

The turf was mowed and trimmed in accordance with the specifications. The blades were sharp, and the cut was precise. The color was generally a mottled medium green with some positive exceptions. The turf density of both the St. Augustine, Bahia and common Bermuda grass ranged from fair to good in most areas. New sod will further improve the density. There are several sparse patches of turf throughout the grounds. Some may fill in once the growing season arrives and some may not. During the next few inspections, we will assess what turf will need to be replaced under warranty. The turf weeds are being controlled. There were no indications of turf insects, and the patch disease was limited to one area.

### 3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

1735 Bellehaven-damaged plant material from vehicle driving in bed. *Photo below.*



Estimate pending

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





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. In mid-February remove dead fronds. *Photo below.*

*January*



*February*



General-firebush suffered some cold damage. Some are already starting to recover.

### **3 BED WEED CONTROL**

Bed and crack weeds were well managed. There were no weeds of unacceptable size and/or volume.

### **3 IRRIGATION MANAGEMENT**

Bellehaven exit gate-repair dripline break along sidewalk.

*repaired*

1 I631 Bellehaven-possible dripline break.

*repaired*

1 I623 Bellehaven-possible dripline break.

*repaired*

Clubhouse boat ramp driveway-bury and staple dripline in firebush bed. MISSED FROM LAST MONTH.  
*Photo below.*

*Done  
Aram and I  
will bury  
mulch*



The landscape appears to be receiving sufficient irrigation.

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.

Clubhouse left side rear-cut back firecracker bush. *Done*

Clubhouse-cut back all oleanders. *Done*

General work order-cut back all ornamental grasses. *ongoing*

General work order-do not prune cold damaged plants.

General work order-continue to cut back woodlines along main roads and hard to access ponds. *ongoing*

### 3 TREE PRUNING

Pump station-remove heavy moss accumulation from all crape myrtles. *Done*

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

Moon Lake reclaimed pond-remove heavy moss accumulation from crape myrtles. *Done*

### 3 CLEANUP/RUBBISH REMOVAL

The 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 snapdragons was providing a strong curb appeal. The flowers were blooming better at Slidell, but they were significantly denser at Bellehaven. The beds were essentially weed free.

*February*



*February*





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 FEBRUARY services should be released after the receipt of the DONE REPORT.**

**FOR MANAGER**

None

**PROPOSALS**

**NEW Bellehaven entry gate-submit a proposal to remove declining juniper on each side of pedestrian gate and install sod up to the stone pillar.**

*Done*



**NEW Bridgeton dock-submit proposal to install Mira-fi cloth, rip rap and Bahiagrass sod on each side of dock to prevent erosion. *Photo below.***

*On going*




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

ongoing

### SUMMARY

ASI performed to contractual standards for this inspection. The turf was correctly mowed, edged, and trimmed. The color and density were both considered fair. The broadleaf weeds are being controlled. The pre-emergent herbicide still must be applied to the St. Augustine turf. The bed and crack weeds were well managed. The shrubs were healthy except for some that suffered some cold weather damage. These shrubs will receive a rejuvenation pruning in mid-February. Normally scheduled pruning was sufficient for the other shrubs. The woodland cutbacks need to continue and the heavy moss should be removed from the crape myrtles. There were a few concerns regarding the irrigation system but the landscape appears to be receiving adequate irrigation. The seasonal flower display was still performing strongly.

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 Armando Taylor  
Company ASI Landscape MGT.  
Date 2/21/23



## **Tab 3**

# PSA \_\_\_\_\_ HORTICULTURAL

Landscape Consulting & Contract Management  
*"Protecting Your Landscape Investment"*

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

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|----------|--|
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| Manager: | Rocco Iervasi<br>Ameriscape-Armando Taylor<br>PSA-Tom Picciano |

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**SCORE 1=POOR 2= FAIR 3=GOOD**

### **3 MOWING/EDGING/TRIMMING**

The grass is being mowed at the proper height for sunlight absorption by the leaf blades. The line trimming was performed at the same height as the mowing. The hard edging was vertical, and the edged material was thoroughly cleaned out. Continue to remove any heavy leaf drop that would damage the turf.

Moon Lake path-remove leaf drop.

Basketball court turf-remove leaf drop.

General work order-redefine bed lines before the spring growth flush.

### **2 TURF COLOR**

Belle Haven entry and exit-turf color was a mottled medium green.

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

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

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

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

*March*

*March*

*March*



*February*

*February*



*January*

*January*

*January*



*December*



*December*



## **2 TURF DENSITY**

Bellehaven gate-the density still ranged from fair to good. The new sod has improved the density.

Moon Lake Road-the density remained fair.

Clubhouse front left side and berm area-the front left side density still ranged from fair to good. The turf density under the large front oak was weak from disease activity.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence was fair but improving as the temperature increases.

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

Common Bahia grass areas-the turf density was fair but improving as the temperature increases.

Veteran's Park- the Bahia grass density was strong.

Slidell-the density still ranged from fair to good.

Front of basketball court-the density was strong.

## **3 TURF WEED CONTROL**

Belle Haven exit side-treat broadleaf weeds.

Clubhouse left side rear-treat broadleaf weeds.

Slidell entry and exit side-treat broadleaf weeds.

The broadleaf turf weeds have declined in volume. Spot treat any weeds in high visibility areas to maintain healthy stands of turf and a positive curb appeal.

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

## **2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH**

The grass is being properly mowed with sharp blades. Both the color and density saw an improvement in certain sections since the February inspection. They will continue to improve as we get further into the growing season. There are still some highly visible sparse patches of turf throughout the grounds. Some may fill in once the growing season arrives and some may not. The broadleaf weed volume has declined and they can be easily spot treated in the high visibility turf. The patch disease is still present and there was no insect activity.

Basketball court front lawn- monitor turf discoloration. It appears to be chemical burn. *Photo below.*



Boat ramp sidewalk-replace dead turf in parkway. **WARRANTY WORK.** *Photo below.*



Clubhouse left side at large oak-possible disease activity. *Photo below.*



General work order-be certain to apply spring applications of fungicide to help prevent root rot in all high visibility St. Augustine turf.



### **3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH**

The growth rate of shrubs has increased as the weather warms. Some shrubs have received a renewal pruning to encourage new growth and others are scheduled for a renewal pruning. It appears that no shrubs were permanently affected by the frost damage. The firebush shrubs are already flushing out healthy new growth. There were no signs of insect or disease activity. Most of the plants were healthy.

Belle Haven entry gate-remove dead firebush along sidewalk.

Clubhouse right side-areca palms are recovering from cold weather damage. *Photo below.*

Firebush are recovering from cold weather damage.

Clubhouse left of front door-remove dead azalea.

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

*February*

*March*



### **2 BED WEED CONTROL**

Belle Haven entry gate-remove bed weeds from azaleas.

Belle Haven exit gate-remove bed weeds from juniper.

Boat ramp sidewalk-remove vine holly hedge.

Basketball court right side-remove bed weeds.

Slidell exit gate-remove vines from juniper.

### **3 IRRIGATION MANAGEMENT**

Most of the turf, shrubs and flowers are receiving sufficient irrigation.

Clubhouse front right side-re-install fallen maxi jet in holly bed.

Belle Haven at Marblehead-exploratory work needs to be performed on both side of Belle Haven to find source of leak.

**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)

Belle Haven entry gate-lightly prune jasmine along sidewalk.

Clubhouse left side-remove dead leaves from philodendron.

General work order-prune dead branches off of firebush.

Slidell medians-remove dead branches from juniper.

General work order-continue to cut back woodlines along main roads and hard to access ponds.

### **3 TREE PRUNING**

Belle Haven entry gate-remove water sprouts and moss from crape myrtles.

Clubhouse right side-remove fronds from areca palms that were damaged by cold weather.

Clubhouse left side-lightly elevate two maple trees. *Photo below.*



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

### **3 CLEANUP/RUBBISH REMOVAL**

Belle Haven- clean out silt and growth from culverts along the woodlines. This will help plants from germinating in silt and impeding water flow.

Slidell median endcap at Moon Lake Rd.-scrape up silt around flower bed curbing.

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

Bridgeton culvert-clean out silt and growth from culvert along the woodline. This will help plants from germinating in silt and impeding water flow. *Photo below*



## **2 APPEARANCE OF SEASONAL COLOR**

The seasonal flower display of snapdragons was providing a fair curb appeal. Some of the flowers were blooming and some had little flowering but heavy vegetative growth. The flowers need to be changed out soon.

*March*



*March*



*February*



*February*





*January*



*January*



**CARRIED FORWARD FROM PRIOR MONTH**

**INSPECTION SCORE 31 of 36** –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

**PASSED INSPECTION**

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

**FOR MANAGER**

None

**PROPOSALS**

Belle Haven entry gate-submit a proposal to remove declining juniper on each side of pedestrian gate and install sod up to the stone pillar.

Bridgeton dock-submit proposal to install Mira-fi cloth, rip rap and Bahiagrass sod on each side of dock to prevent erosion. *Photo below.*



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

## **SUMMARY**

ASI performed to contractual standards for this inspection. The turf is being mowed at the correct height. The color and density of the turf is slowly improving as the weather warms. The heavy leaf drop must be removed regularly to prevent turf damage. There was no significant insect activity, but disease was still affecting the turf in high visibility areas. The shrubs are beginning to flush out their spring growth. There did not appear to be any large-scale permanent cold weather damage. Some of the shrubs have received their renewal pruning and some are currently underway. The rest can be pruned according to their normal rotational schedule. Palm and hardwood tree pruning as well as woodline cutbacks need to be performed. The bed and crack weed management was fair. The turf, shrubs and flowers are receiving sufficient irrigation. A significant irrigation leak has appeared along Belle Haven. Some of the seasonal color display was performing well. The grounds are well positioned to enter the spring growing season.

**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 4**



**March 16, 2023**

Waters Edge CDD  
c/o Rizzetta and Company  
5844 Old Pasco Rd., Suite 100  
Wesley Chapel, Florida 33544

RE: Reserve Study Update with Site Inspection  
Waters Edge CDD  
9019 Creedmoor Lane  
New Port Richey, FL 34654

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a reserve study update with site inspection and recommendations for Waters Edge CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Waters Edge CDD is primarily a single family residential development that also includes a small area of townhomes. The overall development encompasses 1,069 lots in 5 different planning phases. Construction in the District started in 2005 and is nearing completion. Total site size for the community is approximately 712 acres. The CDD is located in New Port Richey, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Stormwater Drainage**
- **Monuments**
- **Ponds**
- **Wells**
- **Landscaping**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



## Scope of Service

Our scope of service for a reserve study update with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



## Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at [www.reservestudyfl.com](http://www.reservestudyfl.com) and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



## **Experience**

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

### **Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida**

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

### **Heritage Harbour South CDD, Bradenton, Florida**

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

### **Venetian CDD, Venice, FL**

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

### **Riverwood CDD, Port Charlotte, FL**

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.

### **Two Creeks CDD, Middleburg, FL**

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



## Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

**Reserve Study Update with Site Inspection (Level-2)                      \$2,100**

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within six weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi  
Florida General Contractor #CGC-019465  
State-Certified General Appraiser RZ110

Steven Swartz, RS  
Reserve Specialist Designation No. 214  
State-Certified General Appraiser RZ3479

\_\_\_\_\_  
Accepted by Signature:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Accepted by Printed Name:





**March 16, 2023**

Waters Edge CDD  
c/o Rizzetta and Company  
5844 Old Pasco Rd., Suite 100  
Wesley Chapel, Florida 33544

RE: Reserve Study Update without Site Inspection  
Waters Edge CDD  
9019 Creedmoor Lane  
New Port Richey, FL 34654

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a reserve study update without site inspection for Waters Edge CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Waters Edge CDD is primarily a single family residential development that also includes a small area of townhomes. The overall development encompasses 1,069 lots in 5 different planning phases. Construction in the District started in 2005 and is nearing completion. Total site size for the community is approximately 712 acres. The CDD is located in New Port Richey, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Stormwater Drainage**
- **Monuments**
- **Ponds**
- **Wells**
- **Landscaping**
- **Any Other Items Specified by You**

The reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



## Scope of Service

Our scope of service for a reserve study update without site inspection that includes all expenses consists of:

- Our user-friendly reserve study report that includes narrative, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



## Qualifications

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- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
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- Management & Associates
- Resource Property Management
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- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
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- Lennar Homes
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## Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

**Reserve Study Update without Site Inspection (Level-3)                      \$1,200**

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within six weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi  
Florida General Contractor #CGC-019465  
State-Certified General Appraiser RZ110

Steven Swartz, RS  
Reserve Specialist Designation No. 214  
State-Certified General Appraiser RZ3479

\_\_\_\_\_  
Accepted by Signature:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Accepted by Printed Name:

## **Tab 5**



## **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, February 23, 2023, at 3:30 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney  
George Anastasopoulos  
Jason Peterson  
Brenda Brown  
Timothy Haslett

**Board Supervisor, Chairman**  
**Board Supervisor, Vice Chairman**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**

Also present were:

Jayna Cooper  
John Vericker

**District Manager, Rizzetta & Co., Inc.**  
**District Counsel, Straley, Robin & Vericker**  
*(via conference call)*  
**District Engineer, Cardno** *(via conference call)*

Frank Nolte

Audience

**None**

#### **FIRST ORDER OF BUSINESS**

#### **Call to Order**

Ms. Cooper called the meeting to order at 3:31 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**

**Staff Reports**

**A. Aquatics Manager**

Ms. Cooper presented the monthly Aquatics Report. Mr. Smith gave an update on the Ponds and Fountains and advised the Fountain needs further diagnosis, which will occur tomorrow. Mr. Nolte and Mr. Smith reviewed the Pond F1 littoral shelf plantings. The Board directed Cardno's team to take over the littoral shelf planting project.

Mr. Haslett shared pictures of the ponds throughout the community and lead a discussion on the following items:

Pond BB-1- ASI needs to take the fallen tree limb down and advised Sitex needs to give the Pond a good weed treatment.

Pond L-2 needs to eliminate the existing plant material and re-plant.

Pond CH-1 needs to spray the existing plant material. Pond CH-1 is on HOA property and the CDD will continue to treat and maintain the Pond, but any re-planting would be a cost to the HOA.

Ms. Geney requested that the Pond maintenance crew go slowly on maintenance vehicles and rotate use of easements when possible.

Ms. Cooper presented the Sitex Fountain Repair to the Board for ratification.

On a motion by Ms. Geney, seconded by Ms. Brown, with all in favor, the Board of Supervisors ratified the Sitex Fountain Repair Agreement, for the Water's Edge Community Development District.

**B. District Engineer**

Mr. Nolte gave an overview of his report and advised he will have the maintenance proposals for the next meeting. The Board directed Mr. Nolte to reach out to Pasco County immediately to retrieve the grate from STR 8-17. The Board also directed Mr. Nolte to look into vegetation possibly impeding visibility on Creedmoor and Belle Haven.

**C. District Counsel**

Mr. Vericker gave an overview of the statue requiring email lists be made available in a public records request and is also displayed at the top of the Contacts page on the Districts' website.

A discussion ensued regarding no fishing in Pond AA-1. The Board directed Mr. Vericker to add this to the current Common Area Policy and also distinguish between freshwater and reclaimed water Ponds.

Ms. Brown advised she would start monitoring the water usage and report to the Board each month.

**D. PSA Inspection Reports**

Mr. Peterson reviewed the PSA Inspection report and landscape proposals with the Board.

On a motion by Ms. Geney, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved ASI Landscape Management's proposal #3995 in the amount of \$1,240.00, for the Water's Edge Community Development District.

Ms. Cooper presented ASI Landscape Management's proposal for tree replacement at the Belle Haven entrance on the inbound side.

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved ASI Landscape Management's proposal #4235 in the amount of \$2,076.00 for the Water's Edge Community Development District.

Ms. Cooper presented ASI Landscape Management's proposal for the removal of Brazilian Peppers at 11245 Biddeford.

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved ASI Landscape Management's proposal #4492 in the amount of \$1,437.56 for the Water's Edge Community Development District.

Ms. Cooper presented ASI Landscape Management's proposal for plant bed conversions to sod on Belle Haven Dr.

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved ASI Landscape Management's proposal #4490 in the amount of \$1,887.83 for the Water's Edge Community Development District.

A discussion was held regarding water usage.

**E. District Manager**

Ms. Cooper presented the monthly District Manager report to the Board. He also presented the December Financial Statements.

Ms. Cooper reminded the Board of the next regularly scheduled meeting to be held on March 23, 2023 at 5:00 p.m.

The Board requested that all revisions to financial statements be made by the end of next week and sent to the Board for review in advance of the next meeting.

Ms. Cooper presented the 4<sup>th</sup> Quarter Website Audit. There were no questions.

**FOURTH ORDER OF BUSINESS**

**Consideration of Rain Right Landscape Lighting Proposal**

Ms. Cooper presented and reviewed the Rain Right Landscape Lighting Proposal. A discussion ensued regarding the HOA vs CDD responsibilities for community beautification. The Board decided not to pursue this project further and directed Ms. Geney to provide the information to the HOA to decide whether they would like to undertake the lighting project. If so, the CDD would give permission for lights to be installed on District property.

The Board requested Mr. Huber to get proposals to update the Reserve Study with and without a site inspection.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 26, 2023**

Ms. Cooper presented the meeting minutes and asked if there were any changes. The Board presented two revision requests.

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the Minutes for the regular meeting held on January 26, 2023, as amended, for the Water's Edge Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Operations & Maintenance Expenditures for November and December 2022 and January 2023**

Ms. Cooper presented the November and December 2022, and the January 2023 Operation and Maintenance Expenditures.

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the November (\$51,033.94) and December 2022 (\$60,008.40) Operation and Maintenance Expenditures for the Water's Edge Community Development District.

The Board directed Mr. Huber to look into duplicate Pasco County Utilities invoice for December 2022 and January 2023 Board Packages and directed Mr. Huber to ask Cardno to bill monthly. The Board will consider the January 2023 O&M expenditures once the duplicate Pasco County Utilities invoice has been removed.

**SEVENTH 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 advised she was looking for an ITS update on the communication system, pump #1, and termination terms in the contract.

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors authorized Ms. Geney to execute the ITS repair proposal for \$8,290.79 or to obtain a proposal from another company, for the Water's Edge Community Development District.

Mr. Haslett requested that ASI bury or put a plastic irrigation box around reclaimed water pipe down by the well on Biddeford.

Mr. Haslett also requested the damaged wall down by the patio homes be repaired/painted by Jeff Lugo.

Mr. Peterson updated the Board about interaction with a resident regarding tree limbs from a tree on District property that overhang his lanai/pool area. The Board directed Mr. Huber to send a letter to the resident stating he can trim the limbs vertically up his property line.

**EIGHTH 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. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors adjourned the meeting at 6:20 p.m. for the Water's Edge Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 6**



# **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](http://www.watersedgecdd.org)

## **Operations and Maintenance Expenditures January 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,911.69**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Waters Edge Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

| Vendor Name                                    | Check Number | Invoice Number | Invoice Description                          | Invoice Amount |
|--|--------------|----------------|--|----------------|
| Cardno, Inc.                                   | 100085       | 2017336        | Engineering Services Project#238200185 12/22 | \$ 385.00      |
| Gaydos Hydro Services, LLC                     | 100086       | 2022-621       | Monthly Meter Reading - Pump Station 12/22   | \$ 142.00      |
| Irrigation Technical Services, Inc.            | 100087       | 30717          | Water Management 12/22                       | \$ 600.00      |
| Irrigation Technical Services, Inc.            | 100094       | 30751          | Water Management 12/22                       | \$ 550.00      |
| Irrigation Technical Services, Inc.            | 100091       | 30794          | Water Management- Pump Station 12/22         | \$ 1,362.75    |
| Lugo's Property Services LLC                   | 100088       | 159 - 345      | Retaining wall repairs 11/22                 | \$ 1,575.00    |
| Pasco County Utilities                         | 100084       | 17620641       | 9019 Creedmoor Reclaim Lane 11/22            | \$ 6,843.15    |
| Riptide Pressure Washing, LLC.                 | 100092       | 1623           | Cleaning of Retaining Wall 01/23             | \$ 2,625.00    |
| Rizzetta & Company, Inc.                       | 100083       | INV0000074675  | District Management Fees 1/23                | \$ 4,306.83    |
| Sitex Aquatics, LLC                            | 100093       | 7147B          | Monthly Lake Maintenance 01/23               | \$ 2,185.00    |
| Straley Robin Vericker                         | 100089       | 22479          | General Legal Services 12/22                 | \$ 1,342.00    |
| Waters Edge Master HOA, Inc.                   | 100090       | 10123          | Shared Cost Landscape Services 01/23         | \$ 9,560.80    |
| Withlacoochee River Electric Cooperative, Inc. | ACH          | 2189378 12/22  | Electric 2189378 12/22                       | \$ 89.09       |

## Waters Edge Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

| Vendor Name                                    | Check Number | Invoice Number | Invoice Description    | Invoice Amount             |
|--|--------------|----------------|------------------------|----------------------------|
| Withlacoochee River Electric Cooperative, Inc. | ACH          | 2189381 12/22  | Electric 2189381 12/22 | \$ 35.04                   |
| Withlacoochee River Electric Cooperative, Inc. | ACH          | 2189382 12/22  | Electric 2189382 12/22 | \$ 35.04                   |
| Withlacoochee River Electric Cooperative, Inc. | ACH          | 2189383 12/22  | Electric 2189383 12/22 | \$ 35.04                   |
| Withlacoochee River Electric Cooperative, Inc. | ACH          | 2189384 12/22  | Electric 2189384 12/22 | <u>\$ 2,239.95</u>         |
| <b>Report Total</b>                            |              |                |                        | <u><b>\$ 33,911.69</b></u> |

**INVOICE**

Page 1 of 2

|                        |                   |
|------------------------|-------------------|
| <b>Invoice Number</b>  | 2017336           |
| <b>Invoice Date</b>    | December 12, 2022 |
| <b>Customer Number</b> | 182723            |
| <b>Project Number</b>  | 238200185         |

**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

**Current Invoice Due:**

\$385.00

**For Period Ending:**

December 9, 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

**RECEIVED**  
12/13/2022

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](mailto: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

Page 2 of 2

**Invoice Number**

2017336

### Project Number

238200185

## Top Task 000A

## Waters Edge - General Consultation

## Professional Services

| Category/Employee                     | Hours       | Rate   | Current Amount |
|---------------------------------------|-------------|--------|----------------|
| Nolte, Robert (Frank)                 | 3.50        | 110.00 | 385.00         |
|                                       | <b>3.50</b> |        | <b>385.00</b>  |
| <b>Professional Services Subtotal</b> | <b>3.50</b> |        | <b>385.00</b>  |

### Top Task 000A Total

### Total Fees & Disbursements

**INVOICE TOTAL (USD)**

**\$385.00**



## Billing Backup - Roster

| Date                           | Project   | Task      | Expnd Type       | Employee Billing Title | Employee/Supplier     | Quantity    | Bill Rate | Bill Amount     | Comment  | AP Ref. # |
|--------------------------------|-----------|-----------|------------------|------------------------|-----------------------|-------------|-----------|-----------------|--|-----------|
| 2022-11-28                     | 238200185 | 000A.000A | Direct - Regular | Designer               | NOLTE, ROBERT (FRANK) | 1.00        | 110.00    | 110.00          | COORDINATION WITH PASCO COUNTY AND DISTRICT<br>MANAGER REGARDING ENTRY USE AGREEMENT FOR INLET<br>CLEARING |           |
| 2022-11-29                     | 238200185 | 000A.000A | Direct - Regular | Designer               | NOLTE, ROBERT (FRANK) | 0.50        | 110.00    | 55.00           | COORDINATION WITH CONTRACTORS FOR CATEGORY D<br>PRIORITY INLET REPAIRS                                     |           |
| 2022-12-05                     | 238200185 | 000A.000A | Direct - Regular | Designer               | NOLTE, ROBERT (FRANK) | 2.00        | 110.00    | 220.00          | PREPARING AND SUBMITTING AGENDA ITEMS FOR<br>UPCOMING CDD MEETING  |           |
| <b>Total Labor:</b>            |           |           |                  |                        |                       | <b>3.50</b> |           | <b>\$385.00</b> |  |           |
| <b>Total Project 238200185</b> |           |           |                  |                        |                       | <b>3.50</b> |           | <b>\$385.00</b> |  |           |



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

# Invoice

Date: 12/21/2022  
Invoice #: 2022-621

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: |
|------------|---------------|
| 12/21/2022 | December 2022 |

| Task #  | Description            | Project Compl... | Amount |
|---|------------------------|------------------|--------|
| Task 1  | Monthly Meter Readings | 100.00%          | 142.00 |
|  |                        |                  |        |

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

**Irrigation Technical Services,**

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

**Service Invoice**

Invoice#: 30717

Date: 12/09/2022

Record#: 29257

**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

**RECEIVED**  
12/15/2022

---

**Due Date:** 01/08/2023**Employee:****Order#:**

---

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

**Notes:**

12/02/22

ITS Pump Technicians completed the Waters Edge pump station maintenance for December 2022.

Filter #2 actuator valve is malfunctioning. It is disconnected and shut so valve will stop back flushing.

Proposal for repair to be generated.

**RECEIVED**  
12/09/2022

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: | 600.00        |
| Taxable Amount:     | 0.00          |
| Sales Tax:          | 0.00          |
| <b>Amount Due</b>   | <b>600.00</b> |



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

## Service Invoice

Invoice#: 30751

Date: 01/03/2023

Record#: 29291

**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:** 02/02/2023

**Employee:**

**Order#:**

---

| Assembly# | Part# | Description                                      | Quantity | Price      | Ext Price | Sales Tax |
|-----------|-------|--|----------|------------|-----------|-----------|
|           |       | Waters Edge<br>Water Management<br>December 2022 | 1.0000   | 550.000000 | 550.00    | N         |

**Notes:**

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!*

**RECEIVED**  
01/09/23

|                     |               |
|---------------------|---------------|
| Non-Taxable Amount: | 550.00        |
| Taxable Amount:     | 0.00          |
| Sales Tax:          | 0.00          |
| <b>Amount Due</b>   | <b>550.00</b> |



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

## Service Invoice

Invoice#: 30794

Date: 12/19/2022

Record#: 29335

**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

RECEIVED  
12/19/2022

**Due Date:** 01/18/2023

**Employee:**

**Order#:**

| Assembly# | Part# | Description     | Quantity | Price        | Ext Price | Sales Tax |
|-----------|-------|-----------------|----------|--------------|-----------|-----------|
|           |       | Waters Edge     | 1.0000   | 1,362.750000 | 1,362.75  | N         |
|           |       | Pump Station    |          |              |           | N         |
|           |       | Filter Cleaning |          |              |           | N         |

**Notes:**

12/07/22

ITS Pump Technicians were onsite at the Water Edge pump station to clean the filters because of a station fault. Filter one actuator needs replaced it will not flush. Proposal for replacement to be generated.

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: | 1,362.75        |
| Taxable Amount:     | 0.00            |
| Sales Tax:          | 0.00            |
| <b>Amount Due</b>   | <b>1,362.75</b> |



Lugo's Property Services LLC

10950 Oyster Bay Cir  
New Port Richey, FL 34654

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 11/2/2022 | 159       |

| Bill To  |
|--|
| Waters Edge CDD<br>New Port Richey, FL 34654<br>Rizzetta<br>3434 Colwell Ave, Suite 200<br>Tampa, FL 33614 |

| P.O. No. | Terms | Project |
|----------|-------|---------|
|          |       |         |

| Quantity | Description                | Rate         | Amount     |
|----------|----------------------------|--------------|------------|
|          | Retaining wall cap repairs | 1,575.00     | 1,575.00   |
|          |                            | <b>Total</b> | \$1,575.00 |

**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](mailto: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: 17620641

Billing Date: 12/13/2022

Billing Period: 10/24/2022 to 11/22/2022

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://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<br>in thousands |
|---------|-----------|------------|--------|------------|--------|-----------|-----------------------------|
|         |           | Date       | Read   | Date       | Read   |           |                             |
| Reclaim | 180194286 | 10/24/2022 | 540537 | 11/22/2022 | 559032 | 29        | 18495                       |

## Usage History Water

|                |       |
|----------------|-------|
| November 2022  | 18495 |
| October 2022   | 13898 |
| 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     |

## Transactions

|                                   |  |
|-----------------------------------|--|
| Previous Bill                     | 8,378.71                               |
| Payment 11/22/22                  | -8,378.71 CR                           |
| <b>Balance Forward</b>            | 0.00                                   |
| Current Transactions              |  |
| Reclaimed                         |  |
| Reclaimed                         | 18,495 Thousand Gals X \$0.37 6,843.15 |
| <b>Total Current Transactions</b> | 6,843.15                               |
| <b>TOTAL BALANCE DUE</b>          | <b>\$6,843.15</b>                      |

Visit [PascoCountyUtilities.com](http://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](http://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 6,843.15

|                          |                   |
|--------------------------|-------------------|
| <b>Total Balance Due</b> | <b>\$6,843.15</b> |
| <b>Due Date</b>          | <b>1/3/2023</b>   |

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

| Bill To:   |
|--|
| Waters Edge CDD<br>12750 Citrus Park Lake suite 115<br>Tampa, FL 33625 |

| Invoice Date   |
|----------------|
| 01/09/23       |
| Terms          |
| Net 15         |
| Invoice Number |
| 01623          |



| Property Manager |
|------------------|
| Matthew Huber    |

# Invoice

| Date     | Item           | Description   | Amount   |
|----------|----------------|---|----------|
| 01/06/23 | Retaining Wall | Cleaning of the 10 areas of community retaining walls, per approved proposal. | 2,625.00 |

Please remit payment to:  
Riptide Pressure Washing, LLC  
6727 Trouble Creek Road  
New Port Richey FL 34653

|                  |                   |
|------------------|-------------------|
| <b>Total Due</b> | <b>\$2,625.00</b> |
|------------------|-------------------|

For billing inquiries, please send email to: [office@riptidepressurewashing.com](mailto:office@riptidepressurewashing.com)  
Note: Riptide utilizes the federal e-verify program as required by Florida state law

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

# Invoice

| Date     | Invoice #     |
|----------|---------------|
| 1/1/2023 | INV0000074675 |

**Bill To:**

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

RECEIVED  
12/20/2022

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| January                          | Upon Receipt | 00345                |

[illegible]



# Invoice

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

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 1/1/2023 | 7147B     |

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

December 29, 2022  
Client: 001219  
Matter: 000001  
Invoice #: 22479

Page: 1

RE: GENERAL

For Professional Services Rendered Through December 15, 2022

## SERVICES

| Date                        | Person | Description of Services                                   | Hours | Amount     |
|-----------------------------|--------|---|-------|------------|
| 11/16/2022                  | JMV    | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.   | 0.4   | \$122.00   |
| 11/17/2022                  | VTs    | PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.       | 1.4   | \$427.00   |
| 12/2/2022                   | JMV    | REVIEW COMMUNICATION FROM D. VALLEY; REVIEW LEGAL NOTICE. | 0.2   | \$61.00    |
| 12/8/2022                   | JMV    | REVIEW COMMUNICATION FROM D. VALLEY; REVIEW LEGAL NOTICE. | 0.2   | \$61.00    |
| 12/14/2022                  | JMV    | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.   | 0.4   | \$122.00   |
| 12/15/2022                  | JMV    | PREPARE FOR AND ATTEND CDD BOARD MEETING.                 | 1.8   | \$549.00   |
| Total Professional Services |        |   | 4.4   | \$1,342.00 |

December 29, 2022  
Client: 001219  
Matter: 000001  
Invoice #: 22479

Page: 2

---

|                        |            |                   |
|------------------------|------------|-------------------|
| Total Services         | \$1,342.00 |                   |
| Total Disbursements    | \$0.00     |                   |
| Total Current Charges  |            | \$1,342.00        |
| Previous Balance       |            | \$704.00          |
| Less Payments          |            | (\$704.00)        |
| <b>PAY THIS AMOUNT</b> |            | <b>\$1,342.00</b> |

*Please Include Invoice Number on all Correspondence*

# INVOICE

1/3/2023

***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 | 3996  | 12/1/2022 | DECEMBER LAWN SERVICE   | \$ 5,326.00 |
|          |            |       |           | IRRIGATION  | \$ 1,192.00 |
|          |            |       |           | TREE TRIMMING   | \$ 200.00   |
|          |            |       |           | ANNUALS   | \$ 1,114.80 |
|          |            |       |           | PEST CONTROL  | \$ 1,368.00 |
| 1        | PSA        | 1354  | 12/1/2022 | DECEMBER 1 INSPECTION   | \$ 240.00   |
| 4        | KEVIN L    | NA    | NA        | Chlorine tab service- \$30.00/week- Kevin L<br>12/2, 12/9, 12/16, 12/23 | \$ 120.00   |
| Total:   |            |       |           |   | 9,560.80    |



**ASI** LANDSCAPE  
MANAGEMENT

9702 N Harney Rd  
Thonotosassa, FL 33592

Invoice 3996

|               |        |
|---------------|--------|
| Date          | PO#    |
| 12/01/22      |        |
| 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 December 2022 |           |      |            | \$20,215.00 |

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

#887 - Quarterly Flower Rotation December 2022

\$2,787.00 ✓

|           |           |
|-----------|-----------|
| APPROVED: |           |
| ASSOC     | WAED      |
| G/L #     | 8210-007  |
| PK ACCT   |           |
| OPER      | RESV      |
| AMT       | 23,002.00 |

|                    |                    |
|--------------------|--------------------|
| Subtotal           | \$23,002.00        |
| Sales Tax          | \$0.00             |
| <b>Total</b>       | <b>\$23,002.00</b> |
| Credits/Payments   | (\$0.00)           |
| <b>Balance Due</b> | <b>\$23,002.00</b> |

| Current     | 1-30 Days<br>Past Due | 31-60 Days<br>Past Due | 61-90 Days<br>Past Due | 90+ Days<br>Past Due |
|-------------|-----------------------|------------------------|------------------------|----------------------|
| \$47,266.03 | \$0.00                | \$4,470.00             | \$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 # 1354

DATE 12/02/2022

DUE DATE 01/01/2023

TERMS Net 30

| DATE       | ACTIVITY                             | DESCRIPTION                           | QTY | RATE   | AMOUNT |
|------------|--------------------------------------|---------------------------------------|-----|--------|--------|
| 12/01/2022 | Water's Edge<br>Landscape Inspection | December 2022 Landscape<br>Inspection | 1   | 600.00 | 600.00 |

We truly appreciate your business!

BALANCE DUE

**\$600.00**

PSA Services:  
Specification Development  
Landscape Inspections  
Special Project Consulting

|          |          |
|----------|----------|
| APPROVED |          |
| DATE     | W.A.E.D. |
| BY       | 8020-000 |
| AMOUNT   |          |
|          | 600.00   |



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

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

Bill Date **12/28/2022**  
Amount Due **89.09**  
Current Charges Due **01/19/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

| From  | To      |       |         |            |              |           |          |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date  | Reading | Date  | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 11/18 | 76061   | 12/21 | 76562   |            |              |           | 501      |

**Comparative Usage Information**  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Dec 2022 | 33   | 15      |
| Nov 2022 | 28   | 11      |
| Dec 2021 | 35   | 17      |

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



2 0 0 9 6 1 6 7

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

Previous Balance 69.55  
Payment 69.55CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 501 KWH @ 0.05017 25.14  
Fuel Adjustment 501 KWH @ 0.05500 27.56  
FL Gross Receipts Tax 2.23

Total Current Charges 89.09  
Total Due E.F.T. 89.09

**DO NOT PAY**

Total amount will be electronically transferred on or after 01/13/2023.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 12/28/2022**

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **01/13/2023**  
**TOTAL CHARGES DUE 89.09**  
**DO NOT PAY**

000218937800000890900000890906



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

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

Bill Date **12/28/2022**  
Amount Due **35.04**  
Current Charges Due **01/19/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Dec 2022 | 33   | 0       |
| Nov 2022 | 28   | 0       |
| Dec 2021 | 48   | 0       |

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



2 0 0 9 6 1 6 7

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

| ELECTRIC SERVICE |         |            |              |           |          |  |   |
|------------------|---------|------------|--------------|-----------|----------|--|---|
| From             | To      | Multiplier | Dem. Reading | KW Demand | kWh Used |  |   |
| Date             | Reading | Date       | Reading      |           |          |  |   |
| 11/18            | 11510   | 12/21      | 11510        |           |          |  | 0 |

Previous Balance 35.04  
Payment 35.04CR  
Balance Forward 0.00

Customer Charge 34.16  
FL Gross Receipts Tax 0.88

Total Current Charges 35.04  
Total Due 35.04 E.F.T.

RECEIVED  
01/18/23

DO NOT PAY

Total amount will be electronically transferred on or after 01/13/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/28/2022

District: BP17

Use above space for address change ONLY.

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

|                                       |            |
|---------------------------------------|------------|
| Electronic Funds Transfer on or after | 01/13/2023 |
| TOTAL CHARGES DUE                     | 35.04      |
| DO NOT PAY                            |            |

000218938100000350400000350403



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

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

Bill Date **12/28/2022**  
Amount Due **35.04**  
Current Charges Due **01/19/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Dec 2022 | 33   | 0       |
| Nov 2022 | 28   | 0       |
| Dec 2021 | 48   | 0       |

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



2 0 0 9 6 1 6 7

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

| ELECTRIC SERVICE |         |            |              |           |          |  |   |
|------------------|---------|------------|--------------|-----------|----------|--|---|
| From             | To      | Multiplier | Dem. Reading | KW Demand | kWh Used |  |   |
| Date             | Reading | Date       | Reading      |           |          |  |   |
| 11/18            | 9728    | 12/21      | 9728         |           |          |  | 0 |

Previous Balance 35.04  
Payment 35.04CR  
Balance Forward 0.00

Customer Charge 34.16  
FL Gross Receipts Tax 0.88

Total Current Charges 35.04  
Total Due 35.04 E.F.T.

RECEIVED  
01/18/23

DO NOT PAY

Total amount will be electronically transferred on or after 01/13/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/28/2022

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 01/13/2023  
TOTAL CHARGES DUE 35.04  
DO NOT PAY

000218938200000350400000350401





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

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

Bill Date **12/28/2022**  
Amount Due **35.04**  
Current Charges Due **01/19/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Dec 2022 | 33   | 0       |
| Nov 2022 | 28   | 0       |
| Dec 2021 | 48   | 0       |

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



2 0 0 9 6 1 6 7

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

| ELECTRIC SERVICE |         |       |         |            |              |           |          |
|------------------|---------|-------|---------|------------|--------------|-----------|----------|
| From             | To      |       |         |            |              |           |          |
| Date             | Reading | Date  | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 11/18            | 25045   | 12/21 | 25045   |            |              |           | 0        |

Previous Balance 35.04  
Payment 35.04CR  
Balance Forward 0.00

Customer Charge 34.16  
FL Gross Receipts Tax 0.88

Total Current Charges 35.04  
Total Due 35.04 E.F.T.

RECEIVED  
01/18/23

DO NOT PAY

Total amount will be electronically transferred on or after 01/13/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/28/2022

District: BP17

Use above space for address change ONLY.

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

|                                       |            |
|---------------------------------------|------------|
| Electronic Funds Transfer on or after | 01/13/2023 |
| TOTAL CHARGES DUE                     | 35.04      |
| DO NOT PAY                            |            |

000218938300000350400000350409



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

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

Bill Date **12/28/2022**  
Amount Due **2,239.95**  
Current Charges Due **01/19/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

| From  | To      |       |         |            |              |           |          |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date  | Reading | Date  | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 11/18 | 25065   | 12/21 | 43578   |            | 106.01       | 106       | 18513    |

**Comparative Usage Information**  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Dec 2022 | 33   | 561     |
| Nov 2022 | 28   | 587     |
| Dec 2021 | 48   | 7       |

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



2 0 0 9 6 1 6 7

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Previous Balance 2,149.78  
Payment 2,149.78CR  
Balance Forward 0.00

Customer Charge 39.16  
Demand Charge 106 KW @ 6.00000 636.00  
Energy Charge 18,513 KWH @ 0.02650 490.59  
Fuel Adjustment 18,513 KWH @ 0.05500 1,018.22  
FL Gross Receipts Tax 55.98

Total Current Charges 2,239.95  
Total Due E.F.T. 2,239.95

**RECEIVED**  
01/18/23



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/28/2022

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **01/13/2023**  
**TOTAL CHARGES DUE 2,239.95**  
**DO NOT PAY**

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