



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Meeting
June 22, 2023**

**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

June 14, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, June 22, 2023 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the tentative agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. Aquatics Manager
 1. Presentation of Monthly Aquatics Report..... Tab 1
 - B. District Engineer
 1. District Engineer's Report Tab 2
 - C. District Counsel
 - D. PSA Inspection Reports
 1. May Done Report Tab 3
 2. June Report Tab 4
 3. ASI Irrigation Inspection Report..... Tab 5
 - E. District Manager
 1. Review of Financial Statement Tab 6
4. **BUSINESS ITEMS**
 - A. Review of Website Provisions..... Tab 7
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 25, 2023 Tab 8
 - B. Consideration of Operation and Maintenance Expenditures For May 2023..... Tab 9
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,
Matthew Huber
Matthew Huber
District Manager

Tab 1



MONTHLY REPORT

JUNE 1, 2023



WATERSEDGE

Inspection Date:

May 30, 2023

Prepared For:

Matt Huber

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

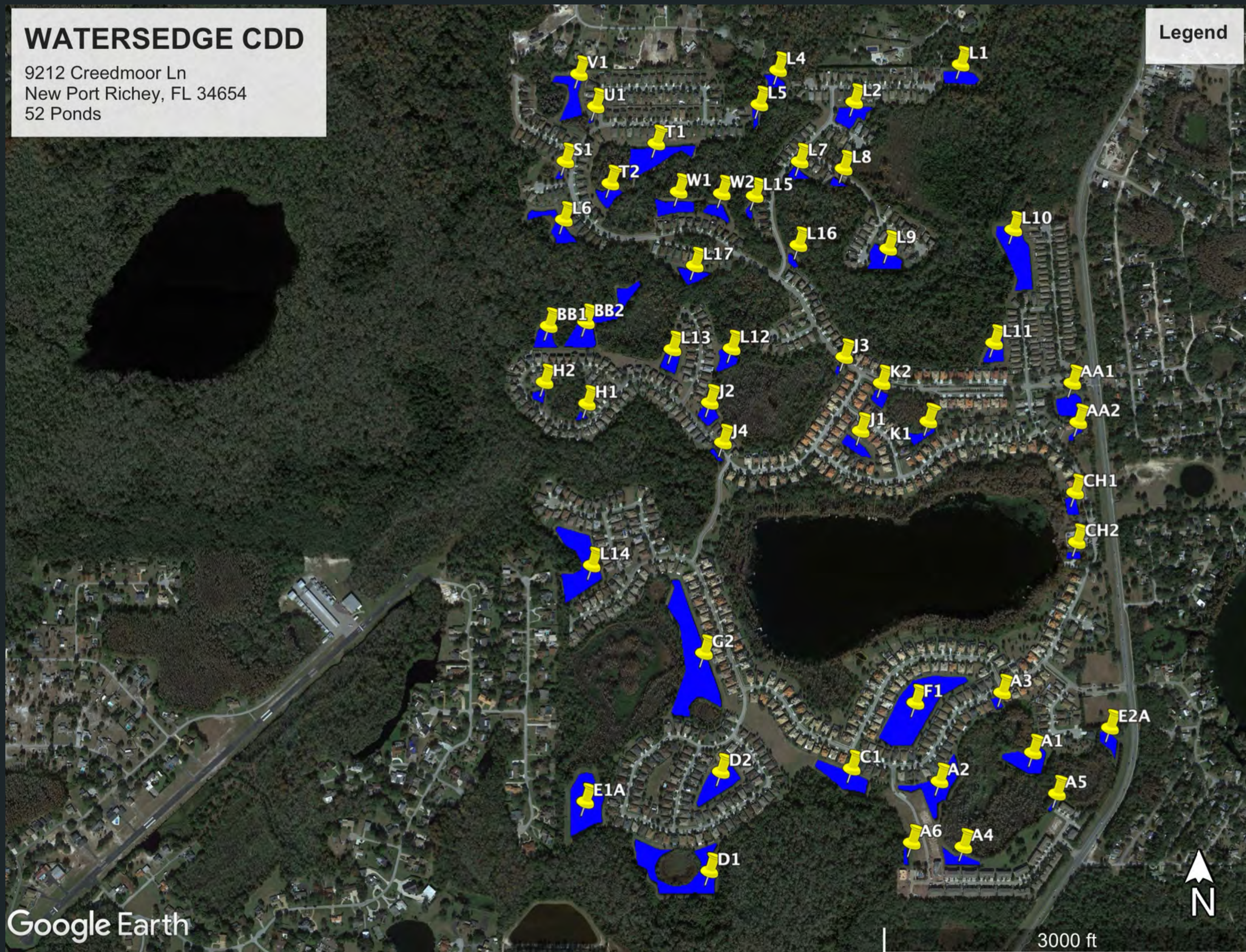
SUMMARY:

All ponds were treated this month. The duckweed is gone from the entrance pond. We still need more rain but at least we are starting to get some. Water levels are still extremely low and we are continuing to aggressively do preventative applications.

WATERSEGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend



Google Earth

3000 ft

AA1.



L10.



A4.



C1.



G2.



F1.



L11.



K2.



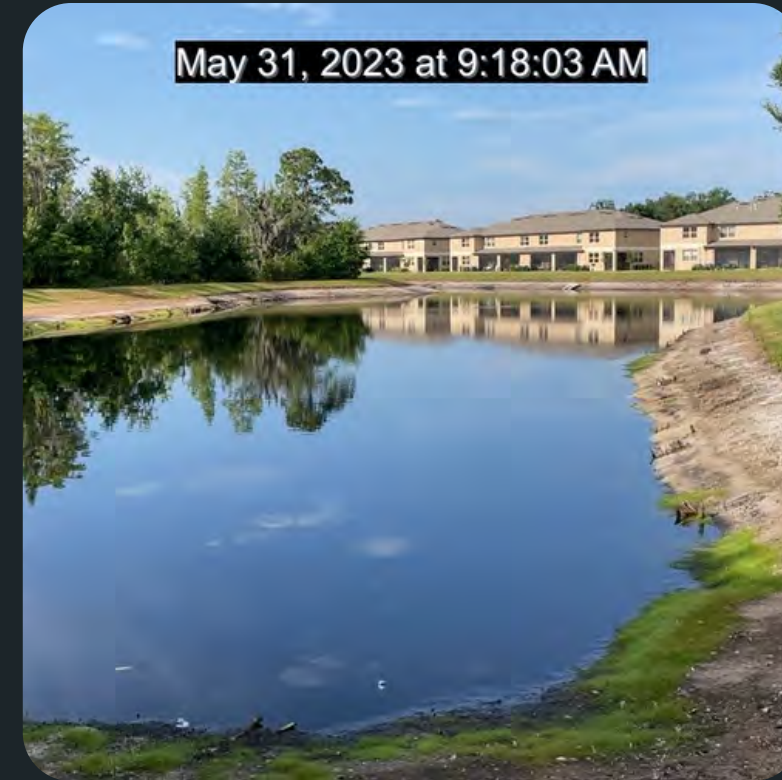
L15.



L9.



A2.



L2.



L4.



J4.



W2.



L1.



POND TREATMENTS

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for Algae and shoreline vegetation.

CH1: Was treated for Spike rush and shoreline vegetation.

CH2: Was treated for Spike rush and shoreline vegetation.

A1: Was treated for Algae and shoreline vegetation.

A2: Was treated for Algae and shoreline vegetation.

A3: Was treated for Algae.

A4: Was treated for shoreline vegetation.

A5: Was treated for Algae and shoreline vegetation.

A6: Was treated for Algae and shoreline vegetation.

E2A: Was treated for Algae and shoreline vegetation.

F1: Was treated for Algae and shoreline vegetation.

C1: Was treated for Algae and shoreline vegetation.

POND TREATMENTS

D1: Was treated for Algae and shoreline vegetation.

D2: Was treated for shoreline vegetation.

E1A: Was treated for Spike rush and shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

L1: Was treated for Algae and shoreline vegetation.

L2: Was treated for Algae and shoreline vegetation.

L4: Was treated for Shoreline vegetation.

L5: Was treated for Spike rush and shoreline vegetation.

L6: Was treated for shoreline vegetation.

L7: Was treated for Algae, Baby tears and shoreline vegetation.

L8: Was treated for Algae and shoreline vegetation.

L9: Was treated for Algae and shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

POND TREATMENTS

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for Spike rush and shoreline vegetation.

L13: Was treated for Spike rush and shoreline vegetation.

L14: Was treated for Algae and shoreline vegetation.

L16: Was treated for Algae.

L17: Was treated for Algae.

J1: Was treated for Algae and shoreline vegetation.

J2: Was treated for Algae and shoreline vegetation.

J3: Was treated for Algae.

J4: Was treated for Spike rush and shoreline vegetation.

K1: Was treated for Algae, Spike rush and shoreline vegetation.

K2: Was treated for Algae and shoreline vegetation.

H1: Was treated for Algae and shoreline vegetation.

POND TREATMENTS

H2: Was treated for Algae.

BB1: Was treated for Algae and shoreline vegetatio.

BB2: Was treated for Algae and shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated for Spike rush and shoreline vegetation.

T2: Was treated for shoreline vegetation.

U1: Was treated for shoreline vegetation.

V1: Was treated for Algae and shoreline vegetation.

W1: Was treated for Algae and shoreline vegetation.

W2: Was treated for Algae and shoreline vegetation.

Tab 2

Waters Edge Community Development District Engineer's Report:**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 June 2023, once regular rains start to occur.

Pond F1 Littoral Shelf Maintenance and Planting Plan

- Stantec restoration ecology group removed excess biomass from the littoral shelf on May 9th and completed one treatment of the invasive torpedo grass. They plan to perform one additional treatment during the month of June.
- Planting scheduled for late June, once regular rains start to occur.

SWFWMD O&M Permit Review and Certification for 43026810.000

- Finn Outdoor awarded O&M contract. Expected to complete maintenance efforts during month of June.

Bellehaven Drive End Treatment Clearing and Seeding Request

- Board member requested Stantec review stormwater culverts and end treatments crossing Bellehaven drive connecting wetlands for vegetation/sediment blockages. Board member also expressed concern with turf coverage and potential erosion above southern end treatments.
- Stantec reviewed and requested proposals from contractors for clearing and seeding of the area. Will provide proposals for the upcoming meeting.









Tab 3

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	May 4, 2023
Client:	Water's Edge HOA/CDD-Jason Peterson, Mickey McCarthy
Manager:	Rocco Iervasi Ameriscape-Al Suarez 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 May 22, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on May 23, 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

The turf was mowed at the correct height. The blades were sharp, leaving a clean and even cut. All hard surfaces were free of debris. The hard edging was correctly performed. The edge was thoroughly cleaned out. The majority of the beds were properly defined by soft edging.

Next to 11109 Belle Haven-the field needs to be mowed. The mowing has been missed and the weeds are very high.

3 TURF COLOR

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

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

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

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

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

February



February



3 TURF DENSITY

Belle Haven gate-the density was strong.

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

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

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

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

Common Bahia grass areas-the turf density remained fair.

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

Most of the viable St. Augustine turf had a low volume of broadleaf and grassy weeds.

Belle Haven exit side-spot treat broadleaf weeds.

Slidell entry and exit side-spot treat broadleaf weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The overall health of the turf was good. Both the color and the density have improved over the past month. There were some variations in turf color but that will even up once the regular rainfall arrives. There were no indications of insect or disease activity. There was a small number of broadleaf weeds that needed to be controlled. Their volume was less than last month. It is advisable that areas that have been prone to take all rot in the past be treated with a fungicide in the spring on a pro-active basis, to lessen the amount of turf lost to this disease. Monitor for chinch bug and grub activity. Some turf needs to be replaced under the warranty.

Clubhouse left front corner-remove dead holly.

Od and even side Belle Haven median-replace dead or declining podocarpus. **WARRANTY WORK.** *Photo below.*

April



May



3 BED WEED CONTROL

Bed and crack weeds were well managed.

Belle Haven exit gate-remove bed weeds.

Clubhouse boat ramp driveway-treat crack weeds.

Right side clubhouse-remove jasmine vines from azalea hedge.

2 IRRIGATION MANAGEMENT

Belle Haven entry at Moon Lake-check cut dripline in front of azaleas.

Irrigation was properly operating on Slidell.

11719 Belle Haven-repair irrigation break. *Photo below.*



11718 Belle Haven-repair multiple irrigation breaks.

Belle Haven inside entry gate-repair dripline under azalea by magnolia.

Belle Haven entry side pedestrian gate-elevate crape myrtles.

Across from 9431 Fairhope-prune oak tree around streetlight.

3 CLEANUP/RUBBISH REMOVAL

Clubhouse playground-blow rubber mulch back into play area.

Clubhouse left side-remove palm logs from pond. *Photo below.*



Belle Haven culverts-clean out silt and growth from culvert along the woodline. This will help prevent plants from germinating in silt and impeding water flow. MISSED FROM APRIL INSPECTION.

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of marigolds was Still providing excellent curb appeal at all locations. Some dead heading was needed. *Photo below.*

May



May



SUMMARY

ASI performed to contractual standards for this inspection. The turf is being mowed in accordance with the specifications. Both the color and the density saw an improvement over the past month. There was no insect or disease activity noted. Some dead turf will need to be replaced under the warranty. The broadleaf weed volume has been reduced from last month and the weeds can be easily spot treated. Most of the shrubs were healthy and actively growing, but some plants were in serious decline and needed to be removed and other new shrubs have died and will be replaced under warranty. The bed and crack weeds were well managed. There was shrub, palm and hardwood pruning needed. There were some significant irrigation concerns. The seasonal flower display was providing an excellent appeal. A few items were missed from the prior inspection.

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 Al Suarez

Company ASI

Date 5-30-23

Tab 4

PSA --- HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	June 1, 2023
Client:	Water's Edge HOA/CDD-Jason Peterson, Mickey McCarthy
Manager:	None
	Ameriscape-Jeff Myers
	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 June 19, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on June 20, 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

The turf was mowed, trimmed, and edged in accordance with the specifications. The majority of the bed lines were neatly defined. Mower blades were sharp, leaving a clean cut. Be certain that all ponds are now mowed and trimmed weekly.

3 TURF COLOR

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

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

Veteran's Park-turf color ranged a lightly mottled medium green to a consistent medium green.

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

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

The color of the clubhouse Bahia lawn along northern section of Moon Lake Road fence was a mottled medium green.

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

June



June



June



May



May



May



April



April



March



March



March



3 TURF DENSITY

Belle Haven gate-the density was good. There were a few small sparse patches.

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

Clubhouse front left side and berm area-the front left side density was mostly strong with one sparse patch that needs to be sodded. The berm density still ranged from poor to fair.

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 remained fair. The summer rains will thicken up this turf.

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

Slidell-the density still ranged from fair to good.

Front of basketball court-the density was good.

3 TURF WEED CONTROL

Most of the viable St. Augustine turf had a low volume of broadleaf and grassy weeds and did not require any immediate attention.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf was properly mowed and trimmed. Both the color and the density improved over the past month. The turf weed volume was low and required no immediate attention. There were no indications of insect or disease activity. Warranty sod still needs to be installed. Continue to monitor for chinch bug, grubs, and disease activity. Regular summer rainfall and high humidity will increase chances of disease.

Clubhouse right corner of basketball court-replace dead turf. Summer rainfall has arrived and will help to establish new sod. **WARRANTY WORK.** *Photo below.*



Clubhouse left front corner-replace dead turf. Due to disease activity. This is a high visibility area. Summer rainfall has arrived and will help to establish new sod. **WARRANTY WORK.** *Photo below.*

May



June



2 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

11623 Belle Haven end cap-replace missing Blue Daze. WARRANTY WORK.

11623 Belle Haven-replace dead firebush. WARRANTY WORK.

Belle Haven entry drive- treat Fakahatchee grass for spider mites.

Belle Haven entry drive replace magnolia. WARRANTY WORK. *Photo below.*



Clubhouse left and right side-treat oleanders for caterpillars. *Photo below.*



Clubhouse across parking lot from basketball court-remove dead juniper.

Clubhouse in front of basketball court-remove dead azaleas.

Clubhouse right side fence-staking material came off large Washingtonia palm.

Clubhouse right side fence-remove dead azaleas by Areca palms.

11713 Belle Haven-ligustrum trees are in decline. They are diseased and will need to be replaced. *Photo below.*



11710-Belle Haven-ligustrum trees are in decline. They are diseased and will need to be replaced.

Even and odd side Belle Haven medians-treat Fakahatchee grass for spider mites.

Odd and even side Belle Haven median-replace dead or declining podocarpus. WARRANTY WORK. *Photo below.*

Monday



3 BED WEED CONTROL

Bed and crack weeds were well managed.

Bridgeton park-remove vines from palmetto.

Clubhouse boat ramp driveway-treat crack weeds.

2 IRRIGATION MANAGEMENT

11638 Belle Haven-irrigation break in firebush.

11718 Belle Haven-irrigation break in jasmine.

11719 Belle Haven- multiple irrigation breaks. *Photo below.*



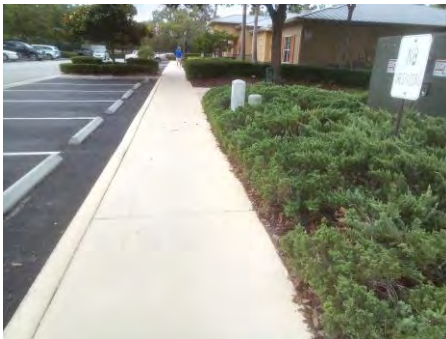
Monthly irrigation wet check reports must be submitted to management. This is a contractual requirement.

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 did not require pruning outside of the normal rotational cycle.

Clubhouse-all shrubs along walkways need to be cut back to allow for painting. *Photo below.*



Clubhouse in front of basketball court-prune dead sections out of juniper.

3 TREE PRUNING

Slidell-remove pups from windmill palms.

3 CLEANUP/RUBBISH REMOVAL

Clubhouse right side-blow leaves out of bed along length of building.

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of marigolds was still providing a strong curb appeal but the plants were going into a slow decline due to the high heat and excessive soil moisture. Dead heading was needed. *Photo below.*

June



June



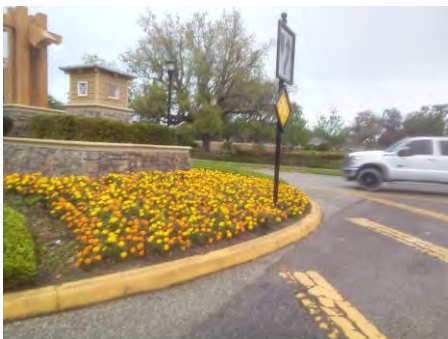
May



May



April



April



CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 36 –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

PASSED INSPECTION

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

FOR MANAGER

None

PROPOSALS

NEW Belle Haven medians-remove and replace diseased ligustrum tree.

NEW Moon Lake reclaimed water pipe-remove and replace viburnum with firebush.

NEW Moon Lake reclaimed water pipe-remove weeds tree growing within the large oak. *Photo below.*



NEW Belle Haven culverts-seed sloped area. Clear mouths of culverts and cut back vegetation at mouth of culverts on both sides of Belle Haven.

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.

SUMMARY

ASI performed to contractual standards for this inspection. The turf was properly mowed and trimmed. Both the color and the density improved over the past month. The turf weed volume was low and required no immediate attention. There were no indications of turf insect or disease activity. Warranty sod still needs to be installed. Most of the shrubs were healthy except for declining ligustrum trees, spider mites and caterpillar activity. Dead plants around the clubhouse should be removed immediately. Warranty shrubs still need to be installed. Most of the shrubs and trees were not in immediate need of pruning outside of their normal rotational schedule. The bed and crack weed control was very good. There were a good deal of dripline breaks on the Belle Haven medians. The seasonal color display of marigolds still had a good curb appeal but was showing signs of decline due to excessive moisture from summer rainfall.

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 Edge

Updated 10/25/18

Controller Name:

Timer A = Porta Corpus Station

IRRIGATION INSPECTION REPORT

Date:

6/13/23

Page #:

1 of 2

Technician Name:

Noc

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program A	7 PM	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program B	3 AM	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program C	7 PM	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program D	3 AM	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Controller Make & Model:	E1 3AM M T W T F S S			
Controller Status:	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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler			R	S				S	D	S		R	S	D	D	
Annuals, Shrub, Turf			T	TS				TS	S	TS		T	TS	S	S	
Run Time [Program: A]			45	45								45				
Run Time [Program: B]																
Run Time [Program: C]				30				30	30	30			30	30	30	
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms												15				

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				(1)				(2)								
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor			(1)													
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray									(1)							
Nozzle - MP rotator																
Drip Line Break								(1)						(3)		
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: Watres Edge

Updated 10/25/18

Controller Name: ADate: 6/13/23Page #: 2 of 2

IRRIGATION INSPECTION REPORT

Technician Name: Noe

Property Manager:

Program A	Start Times: 7 PM	Run Days: M T <input checked="" type="checkbox"/> T F <input checked="" type="checkbox"/> S	Seasonal Adjust: 100 %	Weather Sensor Present: YES NO Weather Sensor Operational: Working Not Working	
Program B	3 AM	M T <input checked="" type="checkbox"/> T F <input checked="" type="checkbox"/> S	100 %		
Program C	7 PM	M T <input checked="" type="checkbox"/> T F <input checked="" type="checkbox"/> S	100 %		
Program D	3 PM	M T <input checked="" type="checkbox"/> T F <input checked="" type="checkbox"/> S	100 %		
Controller Make & Model: <u>DA 3400</u> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>					
Controller Status:	WORKING NOT WORKING				DO WE HAVE A ZONE MAP? YES NO
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water	
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE	

Zone Number	23	24	25	26	27	28	37	33	34	37	38	41	56		36
Spray, Rotor, MP, Drip, or Bubbler		D	D	R	R		S	S	D	D	D	D	SD		R
Annuals, Shrub, Turf		SA	SA	T	TS		TS	TS	SA	S	S	S	TS		T
Run Time [Program: A]						40									
Run Time [Program: B]				45	35					60	60	60			45
Run Time [Program: C]	30	30													
Battery Pack/Doubler/Add-a-Zone D			30				30	30	35	60	60	60			
Zone Faults or Alarms E	30	30					20		20	60	60	60	30		

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

Maintenance Repairs															
Partial Clogged Nozzles															
Head Straightened															
Head Adjusted															

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

Head Broken - 6" spray							(2)								
Head Broken - 12" spray															
Head Broken - Riser															
Head Broken- Rotor				(1)											
Upgrade to 6" Pop Up-Turf															
Upgrade to 12" Pop Up-Shrub															
Nozzle - Spray							(2)								
Nozzle - MP-Rotor Max. Jet		(2)	(4)					(1)							
Drip Line Break									(8)	(10)	(4)	(4)			
Lateral Line Break								(1)							
Relocation/Add Head															
Head Raised/Lowered-Turf															
Head Raised/Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking	I					I									
Other-See Comments	1					1									

Additional Comments: 1- Zone 23, 28 no communication to timer

Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 6/13/23Page #: 1 of 3Technician Name: Tore Sn

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:
Program A	3 AM	M T W T F S S	100 %
Program B	7 PM	M T W T F S S	100 %
Program C	7 PM	M T W T F S S	100 %
Program D	7 PM	M T W T F S S	100 %
Controller Make & Model:	Hunter 0 00 0 100		
Controller Status:	WORKING		
POC info:	Potable Water	Reclaim Water	Well Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL

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

DO WE HAVE A ZONE MAP?
<input checked="" type="radio"/> YES
<input type="radio"/> 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	K	R	D
Annuals, Shrub, Turf	T	S	S	T	T	S	T	S	S	T	S	T	T	T	T	S
Run Time [Program: A-B]	15			15	15	15	15	15	15	15	15	15	15	15	15	15
Run Time [Program: C-D]	20	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Run Time [Program: E]										20						
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																
Other-See Comments																

Additional Comments: 1- Comm Failure2- Rectangular Valve box lid
3- new about 15' of drip line



Job Name: Waters Edge Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 6/13/23 Page #: 2 of 3

Technician Name: Jose Sr

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:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	S	R	R	R	B	D	S	S	R	R	R	R	R
Annuals, Shrub, Turf	T	T	T	T	T	T	T	S	T	T	T	T	T	T	T	T
Run Time [Program: A10]																
Run Time [Program: C10]																
Run Time [Program: 10]																
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 <u>MS</u>																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments:



Job Name:

Waters Edge

Updated 10/25/18

Controller Name:

Timer ^{"C"} corner of Belle Haven + Marble Head LN

IRRIGATION INSPECTION REPORT

Date:

6/13/23

Page #:

1 of 1

Technician Name:

Noe

Property Manager:

Program A

Program B

Program C

Program D

Start Times:

7 PM

7 PM

Run Days:

M T W T F S S

M T W T F S S

M T W T F S S

M T W T F S S

Seasonal Adjust:

100 %

Weather Sensor Present:

YES NO

Weather Sensor Operational:

Working Not Working

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

Hunter Ace			
WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

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
Spray, Rotor, MP, Drip, or Bubbler	S	R	R		S	S	R	R	R	S	R	R	R	S	S
Annuals, Shrub, Turf	T	T	T		T	T	T	T	T	T	T	T	T	T	T
Run Time [Program: 1]	20	40	40		20	20	40	40	40			40	40		
Run Time [Program: 1]				20						20	40			20	20
Run Time [Program: 1]															
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															
Contract/Maintenance [No Charge]: Circled items have been completed															
Maintenance Repairs															
Partial Clogged Nozzles															
Head Straightened															
Head Adjusted	(1)				(2)				(2)						
Billable Repairs or Upgrades: Circled items have been completed															
Head Broken - 6" spray					(1)									(2)	
Head Broken - 12" spray															
Head Broken - Riser															
Head Broken- Rotor	(1)	(1)					(1)				(1)				
Upgrade to 6" Pop Up-Turf															
Upgrade to 12" Pop Up-Shrub															
Nozzle - Spray										(1)			(2)		
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				I											
Other-See Comments				I											

Additional Comments:

1- zone 4 no communication to timer

Job Name: Waters Edge

Updated 10/25/18

Controller Name: Time @ park "D"

IRRIGATION INSPECTION REPORT

Date: 6/13/23 Page #: 1 of 1Technician Name: Noc

Property Manager:

Program A	Start Times: 7 PM	Run Days: M T W T F S S	Seasonal Adjust: 100 %	Weather Sensor Present: YES NO Weather Sensor Operational: Working Not Working
Program B	7 PM	M T W T F S S	100 %	
Program C		M T W T F S S	%	
Program D		M T W T F S S	%	
Controller Make & Model: <u>R.B. ESP ME3</u>				
Controller Status: <u>WORKING</u> NOT WORKING				
POC info: Potable Water Reclaim Water Well Water Lake Water				
Pump Status & Type: <u>PRESSURIZED</u> PUMP START CENTRIFUGAL SUBMERSIBLE				
DO WE HAVE A ZONE MAP? YES NO				

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13			
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	R	R	R	R	R	R	S	R	K	S			
Annuals, Shrub, Turf	T	T	T	T	T	T	T	T	T	T	T	T	T			
Run Time [Program: 1]	30	30	30	35	30	30	30	40	40	30						
Run Time [Program: 1]											35	45	30			
Run Time [Program: 1]																
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																
Other-See Comments																

Additional Comments:

Tab 6



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

April 30, 2023

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District

Balance Sheet

As of 04/30/2023

(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	299,088	49,774	59,095	17,164	425,121	0	0
Investments	4,666	76,089	373,208	1,154,846	1,608,809	0	0
Accounts Receivable	4,155	0	0	6,568	10,723	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	98,873	0	0	0	98,873	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	1,178,578
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,846,422
Total Assets	410,747	125,863	432,303	1,178,578	2,147,491	6,633,196	8,025,000
Liabilities							
Accounts Payable	8,133	0	0	0	8,133	0	0
Accrued Expenses	9,957	5,400	0	0	15,357	0	0
Due To Other	0	66,267	32,605	0	98,873	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	8,025,000
Total Liabilities	18,090	71,667	32,605	0	122,363	0	8,025,000
Fund Equity & Other Credits							
Beginning Fund Balance	219,192	36,959	344,898	576,583	1,177,633	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	173,464	17,237	54,800	601,995	847,495	0	0
Total Fund Equity & Other Credits	392,656	54,196	399,698	1,178,578	2,025,128	6,633,196	0
Total Liabilities & Fund Equity	410,747	125,863	432,303	1,178,578	2,147,491	6,633,196	8,025,000

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5	(5)
Special Assessments				
Tax Roll	370,594	370,594	372,520	(1,926)
Total Revenues	370,594	370,594	372,525	(1,931)
Expenditures				
Legislative				
Supervisor Fees	13,000	7,583	7,000	583
Total Legislative	13,000	7,583	7,000	583
Financial & Administrative				
Administrative Services	5,161	3,011	3,010	0
District Management	24,929	14,542	14,542	0
District Engineer	9,000	5,250	11,307	(6,057)
Disclosure Report	2,000	2,000	0	2,000
Trustees Fees	3,775	3,775	1,886	1,889
Assessment Roll	5,728	5,728	5,728	0
Financial & Revenue Collections	5,728	3,341	3,342	0
Tax Collector/Property Appraiser Fees	150	150	0	150
Accounting Services	13,764	8,029	8,029	0
Auditing Services	3,100	0	0	0
Arbitrage Rebate Calculation	450	450	450	0
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	500	292	126	165
Miscellaneous Mailings	3,000	1,750	0	1,750
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	4,000	2,333	2,763	(429)
Total Financial & Administrative	84,851	54,217	54,396	(179)
Legal Counsel				
District Counsel	12,500	7,292	7,789	(498)
Total Legal Counsel	12,500	7,292	7,789	(498)
Electric Utility Services				
Utility Services	25,000	14,583	13,986	597
Total Electric Utility Services	25,000	14,583	13,986	597
Stormwater Control				
Aquatic Maintenance	26,220	15,295	16,495	(1,200)

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	8,000	4,667	0	4,667
Mitigation Area Monitoring & Maintenance	500	292	0	292
Fountain Service Repair & Maintenance	3,500	2,041	2,776	(735)
Aquatic Plant Replacement	2,500	1,459	0	1,459
Stormwater System Maintenance	7,500	4,375	0	4,375
Total Stormwater Control	48,220	28,129	19,271	8,858
Other Physical Environment				
Property Insurance	4,132	4,132	6,751	(2,619)
General Liability Insurance	3,391	3,391	3,038	353
Entry & Walls Maintenance & Repair	3,000	1,750	2,625	(875)
Landscape Maintenance	100,000	58,333	53,462	4,871
Irrigation Maintenance & Repair	12,000	7,000	1,393	5,608
Well Maintenance	5,000	2,917	0	2,916
Landscape Miscellaneous	5,000	2,916	0	2,917
Landscape Replacement Plants, Shrubs, Trees	10,000	5,834	14,682	(8,849)
Landscape - Mulch	12,000	7,000	0	7,000
Irrigation Repair	7,500	4,375	0	4,375
Reclaimed Pump Maintenance & Repairs	5,000	2,916	9,215	(6,298)
Total Other Physical Environment	167,023	100,564	91,166	9,399
Contingency				
Miscellaneous Contingency	20,000	11,667	5,453	6,214
Total Contingency	20,000	11,667	5,453	6,214
Total Expenditures	370,594	224,035	199,061	24,974
Total Excess of Revenues Over(Under) Expenditures	0	146,559	173,464	(26,905)
Fund Balance, Beginning of Period	0	0	219,192	(219,192)
Total Fund Balance, End of Period	0	146,559	392,656	(246,097)

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4	(4)
Special Assessments				
Tax Roll	49,774	49,774	49,774	0
Total Revenues	49,774	49,774	49,778	(4)
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	29,035	32,541	(3,507)
Total Water-Sewer Combination Services	49,774	29,035	32,541	(3,507)
Total Expenditures	49,774	29,035	32,541	(3,507)
Total Excess of Revenues Over(Under) Expenditures	0	20,739	17,237	3,503
Fund Balance, Beginning of Period	0	0	36,959	(36,960)
Total Fund Balance, End of Period	0	20,739	54,196	(33,457)

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,380	(3,380)
Special Assessments				
Tax Roll	59,095	59,095	59,095	0
Total Revenues	<u>59,095</u>	<u>59,095</u>	<u>62,475</u>	<u>(3,380)</u>
Expenditures				
Contingency				
Capital Reserve	59,095	59,095	7,675	51,420
Total Contingency	<u>59,095</u>	<u>59,095</u>	<u>7,675</u>	<u>51,420</u>
Total Expenditures	<u>59,095</u>	<u>59,095</u>	<u>7,675</u>	<u>51,420</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>54,800</u>	<u>(54,800)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>344,898</u>	<u>(344,898)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>399,698</u>	<u>(399,698)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15	(15)
Special Assessments				
Tax Roll	757,933	757,933	760,979	(3,046)
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>760,994</u>	<u>(3,061)</u>
Expenditures				
Debt Service				
Interest	312,933	312,933	158,999	153,933
Principal	445,000	445,000	0	445,000
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>158,999</u>	<u>598,933</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>158,999</u>	<u>598,933</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>601,995</u>	<u>(601,995)</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>1,178,578</u>	<u>(1,178,578)</u>

Waters Edge CDD
Investment Summary
April 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2023</u>
The Bank of Tampa	Money Market	\$ 4,666
Total General Fund Investments		<u><u>\$ 4,666</u></u>
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 124,388
Pinnacle Bank	Money Market	14
Western Alliance Bank	Money Market	248,806
Total Reserve Fund Investments		<u><u>\$ 373,208</u></u>
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,029
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,107
US Bank Series 2015 Revenue	US Bank Money Market 5	771,530
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,180
Total Debt Service Fund Investments		<u><u>\$ 1,154,846</u></u>

Waters Edge Community Development District
Summary A/R Ledger
From 04/01/2023 to 04/30/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
345, 2419							
	345-001	345 General Fund	Pasco County Tax Collector	AR00000321	12110	10/01/2022	4,154.93
Sum for 345, 2419							4,154.93
345, 2422							
	345-200	345 Debt Service Fund S2015	Pasco County Tax Collector	AR00000321	12110	10/01/2022	6,568.07
Sum for 345, 2422							6,568.07
Sum for 345							10,723.00
Sum Total							10,723.00

See Notes to Unaudited Financial Statements

Waters Edge Community Development District
Summary A/P Ledger
From 04/1/2023 to 04/30/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
345, 2419						
	345 General Fund	04/19/2023	AMTEC	6306-04-23	Arbitrage Rebate Calculation Series 2015	450.00
	345 General Fund	04/19/2023	ASI Landscape Management	5337	Valve Box Installation 04/23	251.06
	345 General Fund	04/27/2023	Brenda L Brown	BB042723	Board of Supervisors Meeting 04/27/23	200.00
	345 General Fund	04/27/2023	George Anastasopoulos	GA042723	Board of Supervisors Meeting 04/27/23	200.00
	345 General Fund	04/27/2023	Jason Peterson	JP042723	Board of Supervisors Meeting 04/27/23	200.00
	345 General Fund	04/13/2023	Pasco County Utilities	18245142	9019 Creedmoor Reclaim Lane 03/23	6,173.45
	345 General Fund	04/01/2023	Rain Right Irrigation Service Inc.	4515	Lighting Service Call 01/23	258.00
	345 General Fund	04/27/2023	Teri Lynn Geney	TG042723	Board of Supervisors Meeting 04/27/23	200.00
	345 General Fund	04/27/2023	Timothy M. Haslett	TH042723	Board of Supervisors Meeting 04/27/23	200.00
Sum for 345, 2419						8,132.51
Sum for 345						8,132.51
Sum Total						8,132.51

Waters Edge Community Development District
Notes to Unaudited Financial Statements
April 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 04/30/2023.
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.

Tab 7



Rizzetta & Company
Professionals in Community Management

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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From: Timothy Haslett <Seat5@WatersEdgeCDD.org>
Sent: Monday, April 3, 2023 1:07 PM
To: Matthew E. Huber <MHuber@rizzetta.com>
Subject: [EXTERNAL]PROPOSED WEBSITE REVISIONS

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Matt, if you remember, at the March CDD meeting, I brought up that I believed that the CDD website needed to be updated. I offered to review the webpage and offer some revisions that the board could review and use as a starting point to make revisions. Attached are my initial proposals. Can you please forward this email to all supervisors? We can discuss this at the April meeting.

There are six (6) attachments to this email.

(/)

Community Development District Overview

The Waters Edge Community Development District (“District”) is an independent local unit of, special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance 05-02, adopted of the Board of County Commissioners of Pasco County, Florida which became effective on February 8th, 2005.

The District currently encompasses approximately four hundred twenty-six (426.199) acres of land located entirely within Pasco County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

A District provides the “solution” to Florida’s need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. Community Development Districts represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows a community to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community’s facilities.

Community Development District Organization

The Waters Edge Community Development District (the “District”) is organized similar to other local governments in Florida, in that the legislative body is composed of a five-member board known as the Board of Supervisors. The Board establishes the policy of the District in accordance with Florida law. The Board, by law, must hire a District Manager and District Counsel. Staff members operate utilizing the same formalities as a County Administrator and Attorney. The Board, through review of advertised Requests for Qualifications, ranks

About the CDD - p2

and selects a District Engineer to perform the engineering needs of the District. The District staff administers the operations of the District and implements the Board's policies and contracts.

DISTRICT MAP (/FILES/DOCUMENTS/MAPS/WATERS%20EDGE%20-%20CDD%20OWNERSHIP%20MAP%20BOUNDARY%20MAP.PDF)

District Administration

The District Manager's responsibilities include:

- Preparation and submittal of a proposed operations and maintenance budgets for Board review and action
- Preparation of contract specifications for District operations, including community appearance, waterway management, street lighting and facilities maintenance
- File all required forms and documents with state and local agencies
- Attend all Board of Supervisor meetings – implement the policies of the Board
- Additional duties as directed by the Board

Do we own any street lights?

About the CDD (<https://www.watersedgecdd.org/about-the-cdd>)

Elections (<https://www.watersedgecdd.org/elections>)

Finances (<https://www.watersedgecdd.org/finances>)

HOA (<https://www.watersedgecdd.org/hoa>)

Meetings (<https://www.watersedgecdd.org/meetings>)

Questions (<https://www.watersedgecdd.org/questions>)

Services (<https://www.watersedgecdd.org/services>)

Elections - P1

(/)

Election Information

Do we even need this section?

Landowner Election

Initially, the Board of Supervisors was designated in the petition seeking establishment of the District. Within ninety (90) days thereafter, the Supervisors were required to be elected on an at-large basis by the owners of the property within the District. Each landowner is entitled to one (1) vote for each acre of land owned by him or her and located within the District (with fractions thereof rounded upward to the nearest whole number). The two (2) Supervisor candidates receiving the highest number of votes were elected to four (4) year terms, with the three (3) Supervisor candidates receiving the next-largest number of votes receiving two (2) year terms. Thereafter, every two (2) years as terms expire; Supervisors are elected by landowners within the District.

During this phase, the only requirements of candidates are that they be Florida residents and United States citizens.

General Election

SEE NEXT PAGE

~~Commencing six (6) years after the initial appointment of Supervisors and once the District attains a minimum of two hundred and fifty (250) qualified electors; the positions of two (2) Supervisors whose terms are expiring are filled by qualified electors of the District, and are elected by the qualified electors of the District for four (4) year terms. A "qualified elector" in this instance is a registered voter who is a resident of the District and the State and a citizen of the United States. The remaining Supervisor whose term is expiring will be elected for a four (4) year term by the landowners within the District and is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and will be elected by~~
Qualifie ^{*ALL*} *d* electors and serve four (4) year terms with staggered expiration dates.

Elections - P2

Candidates for the general election seats must be residents of the District and must have met the general criteria the Supervisor of Election requires to be a candidate on the ballot. That criterion includes, but is not limited to, the filing of a financial disclosure form, declaring a campaign treasury, and paying filing fees. For more information regarding these requirements, please contact the Pasco County Supervisor of Elections' Office. Landownership is not a requirement.

he next general election will be in November ²⁰²⁴~~2022~~ for Seats ^{#2, #3, & #4}~~#1 & #5~~.

NAME	SEAT	TERM
George Anastasopoulos	Seat #1	²⁰²² Nov 2018 - Nov ²⁰²⁶ 2022
Brenda Brown	Seat #2	Nov 2020 - Nov 2024
Jason Peterson	Seat #3	Nov 2020 - Nov 2024
Teri Geney	Seat #4	Nov 2020- Nov 2024
Timothy Haslett	Seat #5	²⁰²² Nov 2018 - Nov ²⁰²⁶ 2022

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Questions (<https://www.watersedgecdd.org/questions>)

Services (<https://www.watersedgecdd.org/services>)

he Acrobat Reader

Election Information

Qualified Elector – A registered voter who is a resident of the District and the State and a citizen of the United States.

All Supervisors must be qualified electors and will be elected by qualified electors. Supervisors will serve four (4) year terms with staggered expiration dates.

Candidates for the Board of Supervisors seats must have met the general criteria the Supervisor of Elections requires to be a candidate on the ballot. That criterion includes, but is not limited to, the filing of a financial disclosure form, declaring a campaign treasury, and paying filing fees. For more information regarding these requirements, please contact the Pasco County Supervisor of Elections' Office.

Landownership is not a requirement to be a candidate.

The next State general election will be in November 2024 for seats #2, #3 & #4.

NAME	SEAT	TERM
George Anastasopoulos	Seat #1	Nov 2022 – Nov 2026
Brenda Brown	Seat #2	Nov 2020 – Nov 2024
Jason Peterson	Seat #3	Nov 2020 – Nov 2024
Teri Geney	Seat #4	Nov 2020 – Nov 2024
Timothy Haslett	Seat #5	Nov 2022 – Nov 2026

(/)

Questions about Community Development Districts

A CDD is a governmental unit created to serve the long-term specific needs of its community. Created pursuant to chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents.

What will the CDD Do?

Through a CDD, the community can offer its residents a broad range of community-related services and infrastructure to help ensure the highest quality of life possible. CDD responsibilities within our community may include storm water management, potable and irrigation water supply, sewer and wastewater management, and street lights.

Do we have anything to do with any of these?

How CDDs Operate

A CDD is governed by its Board of Supervisors which is elected *in state general elections* ~~initially by the landowners, then begins transitioning to residents of the CDD after six years of operation.~~ Like all municipal, county, state, and national elections, the Office of the Supervisor of Elections oversees the vote, and CDD Supervisors are subject to state ethics and financial disclosure laws. The CDD's business is conducted in the "Sunshine," which means all meetings and records are open to the public. Public hearings are held on CDD assessments. and the CDD's budget is subject to annual independent audit.

Relationship with Homeowner's Associations

The CDD complements the responsibilities of community homeowner's associations (HOAs). Many of the maintenance functions handled by these associations in other communities may be handled by the CDD. However, the associations have other responsibilities such as operating amenities and ensuring that deed restrictions and other quality standards are enforced. The CDD may contract with the master homeowner's association to perform maintenance functions.

Benefits to Residents

Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which is able to determine the type, quality and expense of CDD facilities and services. *Qualified Electors*

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD is able to borrow money to finance its facilities at lower, tax-exempt, interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

Residents and property owners in a CDD set the standards of quality, which are then managed by the CDD. The CDD provides perpetual maintenance of the environmental conservation areas. This consistent and quality-controlled method of management helps protect the long term property values in a community.

The Cost of a CDD

Questions - P3

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts—an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year—and an annual capital assessment to repay bonds sold by the CDD to finance community infrastructure and facilities, which annual assessments are generally fixed for the term of the bonds. Because costs and services vary depending upon the individual CDD, specific fee information is available for each community.

Lasting Value

The CDD makes it possible for our community to offer the most desirable elements of a master-planned community. Residents enjoy high quality infrastructure facilities and services with the comfort and assurance of knowing that the standards of the community will be maintained long after the developer is gone. With a CDD in place, residents are assured of the ability to control quality and value for years to come.

Community Development District FAQs

Q. What is the Community Development District in our community specifically responsible for?

The CDD will provide the following publicly-owned elements:

- *None of this is CDD* Off-site road improvements, streets, sidewalks, street signs and street lighting. This will be transferred to the County for maintenance *street lights are Withlacoochee*
- Water management. Including main line irrigation, lake and water control structures *— The lake is HOA*
- Conservation areas
- Water and sewer facilities, which will be transferred to the appropriate franchised utility
- Landscaping and entry features

Does this need listed?

Q. Who governs the CDD?

Questions - P4

*by qualified electors
in the state general
election.*

The CDD is governed by a five-member Board of Supervisors elected initially by the property owners. Eventually, the Board will be elected by majority vote of the resident electors in the community. A professional manager implements the policies of the Board.

Q. How are CDD services financed?

The CDD issues Special Assessment Revenue Bonds to finance community infrastructure. Generally, Community Development Districts assess each property owner a yearly capital debt service assessment to pay back those bonds. In the case of the CDD a significant portion of this capital assessment will be prepaid by the developer at the time of closing. In addition, to maintain the facilities of the community and administer the CDD, the CDD conducts a public hearing each year at which it adopts an operating and maintenance budget. The funding of this budget is levied as an operating and maintenance assessment on your property by the Board of Supervisors. All residents pay for a share of the maintenance of the CDD improvements through this annual assessment.

Q. How are annual assessments determined?

The annual operating and maintenance assessment amount will be set annually by the Board of Supervisors. The factors that determine an adjustment in the assessment consist of inflation and changes to the levels of service.

Q. Can I payoff the bonds on my property?

For a bond payoff quote, e-mail bondpayoff@rizzetta.com (mailto:bondpayoff@rizzetta.com) and provide the name of your CDD, your name, home address, phone number and e-mail address.

Q. What are the ongoing responsibilities of the CDD?

The ongoing responsibilities of the CDD are to administer CDD bonds, operate and maintain the community facilities for the benefit of the property owners.

Finances P1

There is nothing on the website that has specific bond information. Do we want to include something?

Finances

Just reorganize this section

- 1) District Debt Assessments
- 2) District Operation & Maintenance Assessments

The Waters Edge Community Development District ("District") is authorized to determine, order, levy, impose, collect, and enforce special assessments pursuant to this Chapter 190 and Chapter 170 of the Florida Statutes. Such special assessments may, in the discretion of the District, be collected and enforced pursuant to the provisions of ss. 197.3631, 197.3632, and 197.3635, Chapter 170, or Chapter 173.

District Budget Information

The budget is a financial plan that serves as the basis for expenditure decision-making and subsequent control of expenditures. The plan strives to provide program services at the levels of service established by the Board during the budget process. However, the budget must also be flexible enough to account for unexpected events and expenditures. Otherwise, levels of service in other program areas may suffer to operate within the constraints of the overall budget.

District Operation & Maintenance Assessments

The operations and maintenance assessment ("O&M Assessment") is the second component that makes up the non-ad valorem assessments property owners within the District will see on their annual tax bill from Pasco County.

O&M Assessments are based on the District's Operations and Maintenance Budget, which is adopted annually. This is the budget that deals with the day in, day out needs of the District for the administration and operation of the District's facilities and infrastructure. The District follows the budgeting process proscribed by section 190.008, Florida Statutes.

Finances P-2

As part of this process, the District must annually adopt a proposed Operations and Maintenance Budget prior to June 15th and transmit the same to the Clerk of the Board of County Commissioners of Pasco County, Florida. After a minimum of 60 days after the submittal to the County, the District must conduct at least one public hearing to allow for public comment and testimony relating to the proposed Operations and Maintenance Budget. After the public hearing, the Board of Supervisors may adopt the Operations and Maintenance Budget and levy the assessments necessary to fund that adopted Operations and Maintenance Budget.

The link below is to the chart which depicts the O&M Assessments for the current Fiscal Year. Fiscal Years run from October 1st through September 30th of each year. It is important to know that O&M Assessment may change from year to year, depending upon the annual Operations and Maintenance Budget adopted for a given fiscal year.

FISCAL YEAR 2022-2023 ASSESSMENT CHART

(/FILES/DOCUMENTS/FINANCIAL%20DOCUMENTS/BUDGET%20DOCUMENTS/FY%202022-2023%20ASSESSMENT%20TABLE%20-%20WATERS%20EDGE%20CDD.PDF)

District Debt Assessments

The Series 2015 Bonds and associated interest are payable from and secured by non-ad valorem assessments levied against those lands within the District that benefit from the design, construction and/or acquisition of the improvements (“Debt Assessments”). The Series 2015 Bonds were issued in order to refund and defease the District’s Series 2005 Bonds, which were originally issued to fund the construction and/or acquisition of a portion of the Series 2005 Improvements. The Series 2015 Bonds mature on May 1, 2036.

The District’s Debt Assessments and operation and maintenance assessments (discussed below) may appear on that portion of the annual real estate tax bill entitled “non-ad valorem assessments,” and will be collected by the Pasco County Tax Collector in the same manner as property ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments

Finances P3

due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

The link below is to the chart which depicts the annual assessment amount of the Series 2015 Bonds by each lot/unit type to repay that debt. The Series 2015 Bonds encumber all the lots/units within the District. It is important to know that the Debt Assessment is a fixed amount and will not change from year to year.

FISCAL YEAR 2022-2023 ASSESSMENT CHART

(/FILES/DOCUMENTS/FINANCIAL%20DOCUMENTS/BUDGET%20DOCUMENTS/FY%202022-2023%20ASSESSMENT%20TABLE%20-%20WATERS%20EDGE%20CDD.PDF)

Bond Payoff Request

For a bond payoff quote, e-mail bondpayoff@rizzetta.com and provide your address, phone number and e-mail address.

Bond information?

Pages 1-8 of
2015 Final Assessment
Report

About the CDD (<https://www.watersedgecdd.org>)

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Services (<https://www.watersedgecdd.org/services>)

(/)

Homeowner's Association

Waters Edge Community Development District is represented by a homeowner's association (HOA). The HOA is responsible for the enforcement of the covenants and deed restrictions, as governed by the adopted by-laws. The services provided are:

- Administrative
- Financial
- Architectural reviews
- Enforcement activities
- Legal
- Insurance provision

The HOA contracts with an association management company to provide association management services and handle the day-to-day affairs of the association. If you should have any questions, please contact the association manager for more information (/contacts).

Add

The CDD may enter into agreements with the Homeowner's Association to provide for more efficient management of the CDD properties.

(This is also listed in the FAQ's.)

(/)

Services

Levels of service of program operations within the District are directly related to the annual operating budget. Program services include:

- Community appearance
- ~~Recreational facilities~~
- ~~Street lighting~~
- Infrastructure administration

Our FAQ page has a good list.

During the fiscal year staff monitors the budget to maintain operational efficiency. During the annual budget process staff reviews what was budgeted against what was actually spent, and recommends increases and decreases in service levels. The Board of Supervisors, with input from the public, reviews staff's proposals and has the final decision for the budget constraints that will determine the levels of service.

The budget process typically begins in the spring and concludes in the summer, after a public hearing to ensure resident participation. Staff actions are directly related to those restrictions placed within the annual operations and maintenance budget for each fiscal year.

Service Levels

The District Manager's responsibilities include:

- Mandatory - This service is required either by regulatory permit or other specific requirements.
- Essential - Those program services funded above the mandatory level and considered important to the residents.

Services - P2

- Discretionary - Those services funded and which can be reviewed for sufficiency, based on service commitment by the community and the cost of the service being provided.

About the CDD (<https://www.watersedgecdd.org/about-the-cdd>)

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Services (<https://www.watersedgecdd.org/services>)

Adobe Acrobat Reader

This site provides information in PDF format. For your convenience, we have provided a link below to get the free Adobe Acrobat Reader.



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(<https://get.adobe.com/reader/>)

Tab 8

MINUTES OF MEETING

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

**WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, May 25, 2023, at 5:04 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
Brenda Brown	Board Supervisor, Assistant Secretary
Timothy Haslett	Board Supervisor, Assistant Secretary

Also present were:

Jason Peterson	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Matthew Huber	Regional District Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley, Robin & Vericker
Frank Nolte	District Engineer, Cardno
Tony Smith	Sitex Aquatics
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no Audience Comments put forward.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Manager

Mr. Smith presented the Monthly Aquatics report. The Board discussed the fish kill resulting from low O2 levels. A request was made for Mr. Huber to forward the report to the Board, as well as to get aggressive with the HOA regarding authorization to treat CH1.

B. District Engineer

Mr. Nolte gave an overview of his report to the Board and advised that Pond F1 was treated for Torp Grass and new plants will be installed in mid to late June. It was noted that there was a pipe failure at Creedmoore Lane, south of Chaplain on May 3rd, that was repaired over the weekend. It was further noted that removing the horizontal tree on Bridgeton, near the playground, will be a shared expense with the HOA (60/40).

The Board asked that Mr. Nolte inspect the storm water system pipes in Castine for a blockage in the sewer system pipes or drain socks.

C. District Counsel

There was a discussion about adding three irrigation zones behind some residents' backyards. Mr. Vericker stated that he is not aware of anything in the works and advised anyone interested to contact Pasco County.

D. PSA Inspection Reports

1. April Done Report

The Board reviewed the PSA Inspection report and the Board noted that while one Magnolia was replaced there appears to be another one dying. Concern was expressed with ASI just lopping off trees and debris that was left on the conservation line. Mr. Huber will follow up with them regarding this matter. He will also research whether Tract PS-3 (Cul de Sac on Bellehaven after Shelter Cove is irrigated).

E. District Manager

Mr. Huber presented the March and April financial statements.

Mr. Huber reminded the Board of the next regularly scheduled meeting to be held on June 22, 2023, at 3:30 p.m.

FOURTH ORDER OF BUSINESS

**Official Notification of Denial for 11319
Oyster Bay Circle**

Mr. Huber is to follow up with another formal denial notification.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Approving FY 2023-2024 Proposed
Budget, and Setting Public Hearing**

Following a brief discussion, The Board asked that the budget be amended and presented at the June meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
April 27, 2023**

Mr. Huber presented the meeting minutes. There were revisions to the meeting time and a misspelling of the date.

On a motion by Ms. Geney, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the Minutes for the regular meeting held on April 27, 2023, as amended, for the Water's Edge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for January
2023, March 2023, and April 2023**

Mr. Huber presented the Operation and Maintenance Expenditures for January, March, and April 2023. He responded to questions regarding various invoices.

On a motion by Ms. Geney, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for January 2023 (\$33,911.69), March 2023 (\$32,446.59), and April 2023 (\$28,439.12), for the Water's Edge Community Development District.

EIGHTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

Ms. Geney asked that Staff follow up on the landscape dumping and that the Board be provided with ASI's response.

Mr. Haslett asked that new tablets be ordered and for the HOA to send out water violations. He also asked for updates on the status of repairs to the wall on Beaufort Court as repainting of the peeling paint was approved in January or February.

A brief discussion was held regarding the merits of rebuilding the current pump versus buying a new one. As well as the need for clarification of the Reserve Study updates. Mr. Anastasopoulos asked for more line details.

NINTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Haslett, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors adjourned the meeting at 7:20 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 9

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures

May 2023

For Board Approval

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

The total items being presented: **\$83,051.54**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AMTEC	100135	6306-04-23	Arbitrage Rebate Calculation Series 2015	\$ 450.00
ASI Landscape Management	100136	5337	Valve Box Installation 04/23	\$ 251.06
Brenda L Brown	100138	BB042723	Board of Supervisors Meeting 04/27/23	\$ 200.00
Finn Outdoor, LLC	100147	2735	Drain Maintenance 05/23	\$ 5,250.00
George Anastasopoulos	100139	GA042723	Board of Supervisors Meeting 04/27/23	\$ 200.00
GHS Environmental LLC	100148	2023-206	Monthly Meter Readings 04/23	\$ 142.00
Irrigation Technical Services, Inc.	100145	30706	Piping Project 02/23	\$ 35,615.00
Irrigation Technical Services, Inc.	100145	31043	Piping Project 02/23	\$ 2,810.00
Irrigation Technical Services, Inc.	100145	31162	Pump Motor Diagnostics 03/23	\$ 8,290.79
Irrigation Technical Services, Inc.	100145	31261	Water Management 04/23	\$ 550.00
Jason Peterson	100140	JP042723	Board of Supervisors Meeting 04/27/23	\$ 200.00
Pasco County Utilities	ACH	18245142	9019 Creedmoor Reclaim Lane 03/23	\$ 6,173.45
Pasco County Utilities	ACH	18372812	9019 Creedmoor Reclaim Lane 04/23	\$ 7,989.78
Rain Right Irrigation Service Inc.	100137	4515	Lighting Service Call 01/23	\$ 258.00
Rizzetta & Company, Inc.	100134	INV0000079662	District Management Fees 05/23	\$ 4,306.83
Sitex Aquatics, LLC	100143	7391	Monthly Lake Maintenance 05/23	\$ 2,335.00
Sitex Aquatics, LLC	100149	7525	Chlorine Tablets 05/23	\$ 743.85
Straley Robin Vericker	100144	23018	General Legal Services 04/23	\$ 1,157.70
Teri Lynn Geney	100141	TG042723	Board of Supervisors Meeting 04/27/23	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Timothy M. Haslett	100142	TH042723	Board of Supervisors Meeting 04/27/23	\$ 200.00
U.S. Bank	100146	6905420	Trustee Fees 04/01/23-03/31/24	\$ 3,771.25
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378 04/23	Electric 2189378 04/23	\$ 66.64
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381 04/23	Electric 2189381 04/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382 04/23	Electric 2189382 04/23	\$ 43.40
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383 04/23	Electric 2189383 04/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384 04/23	Electric 2189384 04/23	<u>\$ 1,766.47</u>
Report Total				<u><u>\$ 83,051.54</u></u>



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

Client: Waters Edge Community Development District
c/o Ms. Kayla Connell
Manager, District Financial Services
Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Invoice No. 6306-04-23

Date: April 19, 2023

For Professional Services:

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

RECEIVED
04/19/23

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

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

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : 211170101
AMTEC Account Number : 4776372200

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



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 5337

Date	PO#
04/19/23	
Sales Rep	Terms
Armando Taylor	Net 30

Bill To
AP Rizzetta 3434 Colwell Avenue Suite 200 Tampa, FL 33614

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4878 - Valve Box installation				\$251.06
Misc Enhancement -				\$251.06

Subtotal	\$251.06
Sales Tax	\$0.00
Total	\$251.06
Credits/Payments	(\$0.00)
Balance Due	\$251.06

Retainage (0.00%) \$0.00

RECEIVED
04/19/23

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$251.06	\$5,203.83	\$0.00	\$0.00	\$0.00

Waters Edge CDD
Meeting Date: April, 27, 2023

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"/>

TG042723
GA042723
BB042723
TH042723
JP042723

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

RECEIVED
05/03/23

Meeting Start Time:	3:32pm
Meeting End Time:	5:01pm
Total Meeting Time:	1hr 29min

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	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____



Finn Outdoor
730 20th Ave N
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 # 2735

DATE 05/15/2023

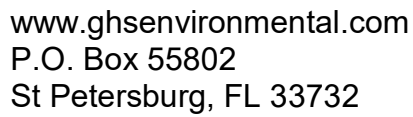
DUE DATE 05/15/2023

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Drainage Maintenance Structure 11-59 Pipe and Road Repair -- Finn Outdoor will excavate the area surrounding the first joint in the pipe adjacent to Structure 11-59, pour a concrete collar for the offset joint and restabilize area with road base, fill and compact to grade with road base, and install new asphalt to match surrounding road grade.	1	5,250.00	5,250.00

BALANCE DUE

\$5,250.00



Date: 5/9/2023
Invoice #: 2023-206

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#: 30706

Date: 02/09/2023

Record#: 29246

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: 03/11/2023**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	35,615.000000	35,615.00	N
		Pump Station				N
		Piping Project				N

Notes:

1-30-23

ITS Pump Technicians Phil Littrell and Ryan Carson removed all piping and filters from pump station enclosure. Blaine Carter went through the layout of piping to verify. Techs will be back onsite tomorrow to begin build out

2-1-23

ITS Pump Technicians were onsite at Waters Edge to continue replacing the pump station piping. Techs will be back onsite tomorrow to finish the piping install and start the electrical/specialized fitting aspects.

2-2-23

ITS Pump Technicians completed the install portion of the piping. Techs have to complete small tasks tomorrow regarding wiring. Techs will then start up the station and verify operation.

2-3-23

Techs completed the piping job for Waters Edge. The system is operational.

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
02/09/23

Non-Taxable Amount:	35,615.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	35,615.00



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

Service Invoice

Invoice#: 31043

Date: 02/09/2023

Record#: 29602

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: 03/11/2023

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	2,810.000000	2,810.00	N
		Backflush Valve				N
		Actuator Replacement				N

Notes:

02/03/23

ITS Pump Technicians replace the filter valve actuator at the Waters Edge pump station.

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
02/09/23

Non-Taxable Amount:	2,810.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	2,810.00

**Irrigation Technical Services,**

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

Service Invoice

Invoice#: 31162

Date: 03/20/2023

Record#: 29735

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: 04/19/2023**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	8,290.790000	8,290.79	N
		#1 Turbine Diagnostics				N
		Removal and Delivery				N

Notes:

3-6-23

ITS Pump Technicians Phil Littrell and Ryan Carson arrived onsite at the Waters Edge pump station to remove motor #1, then extract #1 pump to take to Sanford FL for diagnostics. Techs were not able to break apart the piping associated with the pump discharge head and shaft. Techs loaded entire assembly into crane truck. Delivery for diagnostics will be the entire assembly.

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:	8,290.79
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	8,290.79



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

Service Invoice

Invoice#: 31261

Date: 05/01/2023

Record#: 29842

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

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

Due Date: 05/31/2023

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management April 2023	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
05/01/23

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



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 0 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 18245142

Billing Date: 4/13/2023

Billing Period: 2/21/2023 to 3/23/2023

New Water, Sewer, Reclaim rates, fees, and charges took 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	2/21/2023	2456	3/23/2023	19141	30	16685

Usage History Water

March 2023	16685
February 2023	2456
January 2023	13410
December 2022	15266
November 2022	18495
October 2022	13898
September 2022	9247
August 2022	12927
July 2022	11301
June 2022	17042
May 2022	15218
April 2022	13288

Transactions

Previous Bill	908.72
Payment 03/30/23	-908.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16,685 Thousand Gals X \$0.37 6,173.45
Total Current Transactions	6,173.45
TOTAL BALANCE DUE	\$6,173.45

RECEIVED
04/14/23

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 6,173.45

Total Balance Due \$6,173.45
Due Date 5/8/2023

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

The Total Due will be electronically transferred on 05/08/2023.

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

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 0 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 18372812

Billing Date: 5/11/2023

Billing Period: 3/23/2023 to 4/24/2023

New Water, Sewer, Reclaim rates, fees, and charges took 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	3/23/2023	19141	4/24/2023	40735	32	21594

Usage History Water

April 2023	21594
March 2023	16685
February 2023	2456
February 2023	0
January 2023	13410
December 2022	15266
November 2022	18495
October 2022	13898
September 2022	9247
August 2022	12927
July 2022	11301
June 2022	17042

Transactions

Previous Bill	6,173.45
Payment 05/08/23	-6,173.45 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	21,594 Thousand Gals X \$0.37 7,989.78
Total Current Transactions	7,989.78
TOTAL BALANCE DUE	\$7,989.78

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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 7,989.78

Total Balance Due \$7,989.78
Due Date 5/30/2023

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

The Total Due will be electronically transferred on 05/30/2023.

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

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

Rain Right Irrigation Service Inc.

8431 Prestwick Pl
Trinity, FL 34655
+1 7275051532
tom@rainrightirrigation.com
www.rainrightirrigation.com

**INVOICE****BILL TO**

Water's Edge Community Development District
3434 Colwell Ave Suite 200
Tampa, FL 33614

INVOICE #	DATE	TERMS	DUE DATE		
4515	01/13/2023	PAST DUE	01/13/2023		
DATE	PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/10/2023	Lighting Service Call	<p>DIAGNOSTIC LIGHTING CALL</p> <p>technician sent over to review both the Slidell and Bellehaven entrances. It is in far worse condition then when we made repairs for the community a few years ago. We would not even venture a repair on either entrance at this point. Wire is missing, fixtures are broken and missing, the ground stakes are insufficient for holding fixtures securely, some of the transformers are not functioning, timer wheels are frozen. The reclaimed pond alone has 8 broken fixtures. There appears to be electrical issues also.</p> <p>There are 6 transformers on Bellehaven and 2 on Slidell. We wouldn't do an installation that way. We would supply larger transformers and do the necessary road cuts to to run wire instead of placing transformers all over the place. We would centralize the controls.</p>	3	86.00	258.00

All workmanship warrantied for one year.

We truly appreciate your business.

BALANCE DUE

\$258.00

RECEIVED
04/04/23

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

Invoice

Date	Invoice #
5/1/2023	INV0000079662

Bill To:

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

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

[illegible]



Invoice

PO Box 917
Parrish, FL 34219

Date	Invoice #
5/1/2023	7391

Bill To

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

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-52 Waterways-May	2,185.00	2,185.00
	Fountain Maintenance	150.00	150.00
**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219			
		Balance Due	\$2,335.00

RECEIVED
05/01/23



Invoice

PO Box 917
Parrish, FL 34219

Date	Invoice #
5/23/2023	7525

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	3 Buckets of 3" Chlorine Tablets	743.85	743.85
**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219			
RECEIVED 05/23/23		Balance Due	\$743.85

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

May 03, 2023

Client: 001219

Matter: 000001

Invoice #: 23018

Page: 1

RE: GENERAL

For Professional Services Rendered Through April 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
3/16/2023	JMV	REVIEW COMMUNICATION FROM M. HUBER; REVIEW ITS AGREEMENT; CONFERENCE CALL WITH M. HUBER; REVISE NATURAL AREA POLICY; DRAFT EMAIL TO T. GENEY AND M. HUBER.	1.7	\$518.50
3/22/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$122.00
3/23/2023	JMV	TELEPHONE CALL WITH M. HUBER; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$244.00
3/24/2023	JMV	REVIEW COMMUNICATION FROM M. HUBER; REVISE POLICY; DRAFT EMAIL TO M. HUBER.	0.3	\$91.50
4/5/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/9/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$91.50
4/14/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
Total Professional Services			4.0	\$1,155.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2023	Photocopies	\$2.70

May 03, 2023
Client: 001219
Matter: 000001
Invoice #: 23018

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$2.70
	Total Services	\$1,155.00
	Total Disbursements	\$2.70
	Total Current Charges	\$1,157.70
	Previous Balance	\$1,251.00
	Less Payments	(\$1,251.00)
	PAY THIS AMOUNT	\$1,157.70

RECEIVED
05/03/23

Please Include Invoice Number on all Correspondence



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

6905420



000003034 02 SP 106481723542932 P

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





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

Invoice Number: 6905420
Account Number: 272890000
Invoice Date: 04/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

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

WATERS EDGE CDD 2015

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$3,771.25

All invoices are due upon receipt.

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

WATERS EDGE CDD 2015

Invoice Number: 6905420
Account Number: 272890000
Current Due: \$3,771.25

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

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 272890000
Invoice # 6905420
Attn: Fee Dept St. Paul

Please mail payments to:

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





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

Invoice Number: 6905420
Invoice Date: 04/25/2023
Account Number: 272890000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

WATERS EDGE CDD 2015

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,500.00	100.00%	\$3,500.00
Subtotal Administration Fees - In Advance 04/01/2023 - 03/31/2024				\$3,500.00
Incidental Expenses 04/01/2023 to 03/31/2024	3,500.00	0.0775		\$271.25
Subtotal Incidental Expenses				\$271.25
TOTAL AMOUNT DUE				\$3,771.25





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

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

Bill Date **04/26/2023**
Amount Due **66.64**
Current Charges Due **05/17/2023**

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
03/22	77698	04/21	78001				303

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2023	30	10
Mar 2023	30	11
Apr 2022	31	11

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



2 0 0 9 6 1 6 7

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

*** ATTENTION ***

The 2022 Capital Credits assigned amount for this account is \$80.88. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 69.98
Payment 69.98CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 303 KWH @ 0.05017 15.20
Fuel Adjustment 303 KWH @ 0.03500 10.61
FL Gross Receipts Tax 1.67

Total Current Charges 66.64
Total Due E.F.T. 66.64

DO NOT PAY

Total amount will be electronically transferred on or after 05/12/2023.



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: 04/26/2023

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 05/12/2023
TOTAL CHARGES DUE 66.64
DO NOT PAY

000218937800000666400000666400



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 **04/26/2023**
Amount Due **40.16**
Current Charges Due **05/17/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/22	11571	04/21	11571				0

Previous Balance 40.16
Payment 40.16 CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due E.F.T. 40.16

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2023	30	0
Mar 2023	30	0
Apr 2022	31	0

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



2 0 0 9 6 1 6 7

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

*** ATTENTION ***

The 2022 Capital Credits assigned amount for this account is \$39.96. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY

Total amount will be electronically transferred on or after 05/12/2023.



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: 04/26/2023

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 **05/12/2023**
TOTAL CHARGES DUE 40.16
DO NOT PAY

000218938100000401600000401605



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 **04/26/2023**
Amount Due **43.40**
Current Charges Due **05/17/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/22	11198	04/21	11235				37

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2023	30	1
Mar 2023	30	1
Apr 2022	31	0

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



2 0 0 9 6 1 6 7

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

*** ATTENTION ***

The 2022 Capital Credits assigned amount for this account is \$39.96. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 43.55
Payment 43.55CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 37 KWH @ 0.05017 1.86
Fuel Adjustment 37 KWH @ 0.03500 1.30
FL Gross Receipts Tax 1.08

Total Current Charges 43.40
Total Due E.F.T. 43.40

DO NOT PAY

Total amount will be electronically transferred on or after 05/12/2023.



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: 04/26/2023

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 05/12/2023
TOTAL CHARGES DUE 43.40
DO NOT PAY

000218938200000434000000434007



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 **04/26/2023**
Amount Due **40.16**
Current Charges Due **05/17/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/22	25045	04/21	25045				0

Previous Balance 40.16
Payment 40.16 CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due E.F.T. 40.16

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2023	30	0
Mar 2023	30	0
Apr 2022	31	0

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



2 0 0 9 6 1 6 7

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

*** ATTENTION ***

The 2022 Capital Credits assigned amount for this account is \$39.96. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY

Total amount will be electronically transferred on or after 05/12/2023.



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

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Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/26/2023

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 **05/12/2023**
TOTAL CHARGES DUE 40.16
DO NOT PAY

000218938300000401600000401601



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 **04/26/2023**
Amount Due **1,766.47**
Current Charges Due **05/17/2023**

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
03/22	85640	04/21	3733		89.42	89	18093

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2023	30	603
Mar 2023	30	519
Apr 2022	31	449

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



2 0 0 9 6 1 6 7

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

*** ATTENTION ***

The 2022 Capital Credits assigned amount for this account is \$1,806.48. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 1,631.52
Payment 1,631.52CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 89 KW @ 6.15000 547.35
Energy Charge 18,093 KWH @ 0.02750 497.56
Fuel Adjustment 18,093 KWH @ 0.03500 633.26
FL Gross Receipts Tax 44.14

Total Current Charges 1,766.47
Total Due E.F.T. 1,766.47

DO NOT PAY

Total amount will be electronically transferred on or after 05/12/2023.



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: 04/26/2023

District: BP17

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

Electronic Funds Transfer on or after **05/12/2023**
TOTAL CHARGES DUE 1,766.47
DO NOT PAY

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