



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Meeting
August 24, 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.

WATER'S 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
Water's Edge Community
Development District

August 16, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Water's Edge Community Development District will be held on **Thursday, August 24, 2023 at 3:30 p.m. at the Water's 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 Report Tab 2
 - C. District Counsel
 - D. PSA Inspection Reports
 1. July Done Report Tab 3
 2. ASI Irrigation Inspection Report Tab 4
 - i. Consideration of Irrigation Proposals Tab 5
 - E. District Manager
 1. Review of Financial Statement Tab 6
4. **BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2023/2024 Final Budget
 1. Consideration of Resolution 2023-04, Adopting the Final Budget for FY 23-24 Tab 7
 - B. Public Hearing on Fiscal Year 2023/2024 Assessments
 1. Consideration of Resolution 2023-05, Levying O&M Assessment for FY 23-24 Tab 8
 - C. Consideration of Resolution 2023-06, Setting Meeting Schedule for FY 23-24..... Tab 9
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 27, 2023 Tab 10
 - B. Consideration of Operation and Maintenance Expenditures For July 2023 Tab 11
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

AUGUST 1, 2023



WATERSEDGE

Inspection Date:

July 25, 2023

Prepared For:

Matt Huber

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

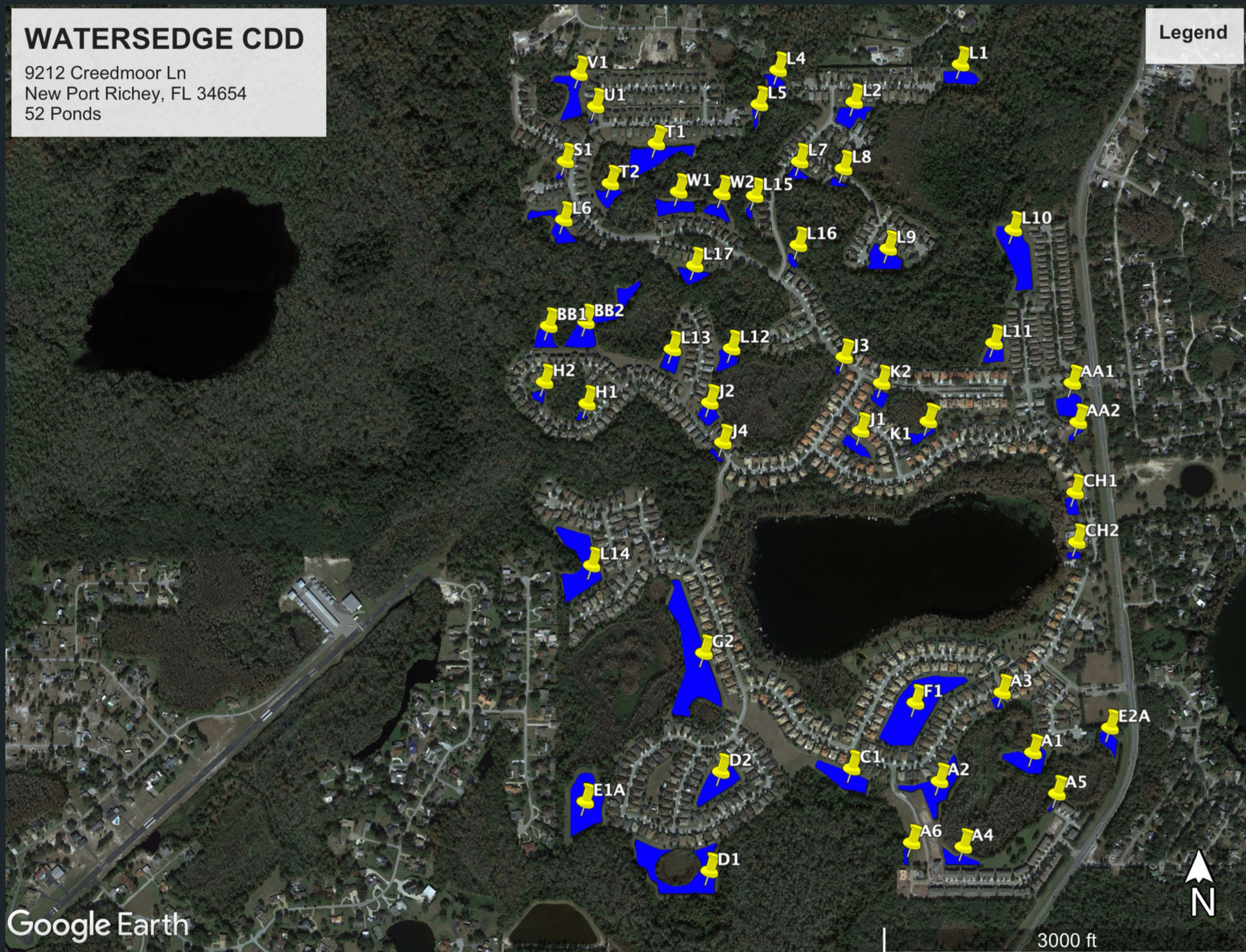
SUMMARY:

We are having inconsistent rain fall with extremely hot days which defiantly makeing for a difficult July in regards to algae blooms. These steamy days are ideal conditions for new blooms. Our technicians are doing a good job of staying in front of major issues and maintaining the ponds. Its possible you are seeing more of our trucks as we are conducting drive throughs to check for algae blooms more often this time of year.

WATERSEGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend



Google Earth

CH1.



CH2.



H1.



K1.



L8.



L2.



L7.



L16.



H2.



A3.



A5.



A2.



L13.



L12.



J4.



C1.



POND TREATMENTS

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for Algae and shoreline vegetation.

CH1: Was treated for Algae and shoreline vegetation.

CH2: Was treated for shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for shoreline vegetation.

A5: Was treated for shoreline vegetation.

A6: Was treated for Algae and shoreline vegetation.

E2A: Was treated for 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 shoreline vegetation.

G2: Was treated for shoreline vegetation.

L1: Was treated for shoreline vegetation.

L2: Was treated for Algae and shoreline vegetation.

L4: Was treated for shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for Algae and shoreline vegetation.

L7: Was treated for shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

POND TREATMENTS

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for shoreline vegetation.

L13: Was treated for shoreline vegetation.

L14: Was treated for Algae and shoreline vegetation.

L16: Was treated for shoreline vegetation.

L17: Was treated for shoreline vegetation.

J1: Was treated for Algae and shoreline vegetation.

J2: Was treated for shoreline vegetation.

J3: Was treated for Algae and shoreline vegetation.

J4: Was treated for shoreline vegetation.

K1: Was treated for Algae and shoreline vegetation.

K2: Was treated for Algae and shoreline vegetation.

H1: Was treated for shoreline vegetation.

POND TREATMENTS

H2: Was treated for shoreline vegetation.

BB1: Was treated for Algae and shoreline vegetation.

BB2: Was treated for Algae and shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated shoreline vegetation.

T2: Was treated for Algae and shoreline vegetation.

U1: Was treated for shoreline vegetation.

V1: Was treated for 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**

- Finn Outdoor completed remaining O&M repairs week of 8/14.

Pond F1 Littoral Shelf Maintenance and Planting Plan

- Stantec restoration ecology group will be on site week of 8/21 to review water level at Pond F1. If stormwater has reached operational levels, they will schedule planting installation.

SWFWMD O&M Permit Review and Certification for 43026810.000

- Finn Outdoor completed O&M repairs week of 8/14.

Bellehaven Drive End Treatment Clearing and Seeding Request

- Finn Outdoor completed end treatment clearing and seeding along Bellehaven Drive week of 8/14.

Perimeter Wall Review

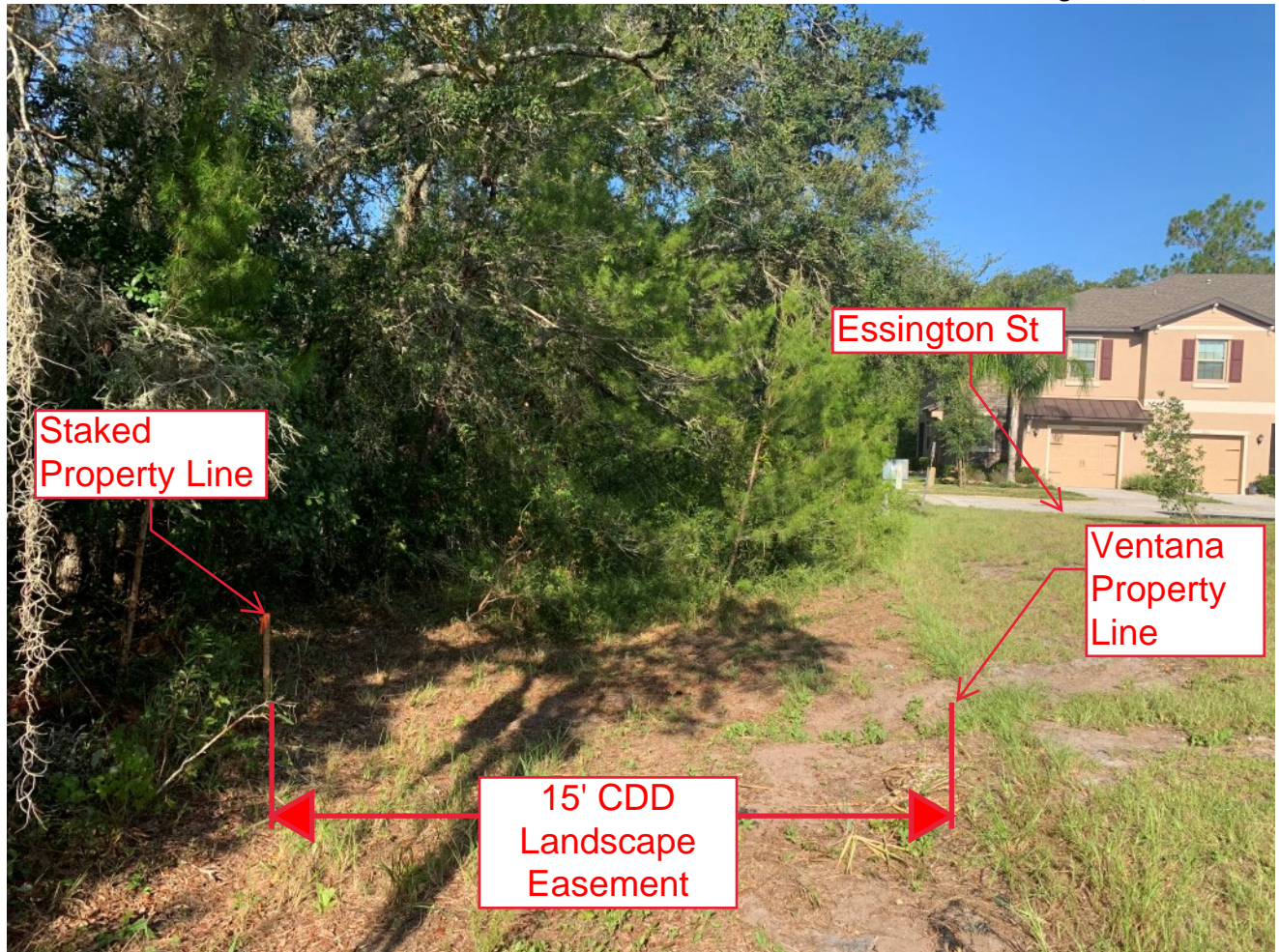
- Finn Outdoor completed grading repairs at CDD owned column adjacent to Beaufort Court. HOA plans to perform improvements to their columns on their own.

Pond A2 and TH2 Pond Erosion and Mitered End Section Repairs

- Stantec reviewed the cracked/eroded mitered end sections along Pond A2 and TH2 as reported by board member, Tim Haslett during routine pond review. Based on our site review, Stantec recommended repairs to 2 of the three mitered end sections, and requested Finn Outdoor provide a proposal to repair. Repairs are being completed week of 8/14 while they were on site for remaining O&M repairs. In addition to these repairs, Stantec observed moderate erosion along the southern bank of pond A2 as well as other minor deficiencies. See attached report showing recommended repairs.

Allora River Ridge Development

- Stantec spoke with the developer for the adjacent community regarding the potential tie-in to Essington Street at Ventana Townhomes. Based on our conversation, the county is only requiring them to extend their roadway to the property line. Because Waters Edge has a 15' landscape easement between the property line and Essington Street, there will be no roadway connection required by the County. See below for current property stakes, and 15' landscape buffer.



Memorandum

Date: August 16, 2023

Project No: 238200185

To: Waters Edge CDD

From: Frank Nolte

RE: Waters Edge CDD: Pond A2 and T2 Erosion Review

On August 10th 2023, Stantec staff conducted a field review of reported mitered end deficiencies along Pond A2 and TH2 within the vicinity of Ventana Townhomes and Reedville Street. Upon arrival, field staff observed undermining of an 18" mitered end section caused by moderate bank erosion along the southwestern section of Pond A2, and a partially separated 18" mitered end section on the northern pond bank. Staff observed moderate cracking of a 24" mitered end section along the western portion of pond T2, minor deterioration at the outfall structure of pond T2 and minor cracking of an 18" mitered end section along south eastern portion of Pond T2. Stantec recommends immediate repairs to the undermined 18" MES at Pond A2, and cracked 24" MES at Pond T2.



Undermined 18" MES at Pond A2



Moderately Cracked 24" MES at Pond T2

Recommended Future Repairs (O&M Renewal Due June 2025):

Stantec recommends supporting and reseating an undermined and partially detached 18" MES at Pond A2, and repairing a minor crack in 18" MES at pond T2.



Partially separated 18" MES at Pond A2



Minor crack in 18" MES at Pond T2

Stantec recommends replacing deteriorating wood and reattach to fiberglass skimmer at outfall of Pond T2.



Deteriorating wood at Pond T2 weir outfall

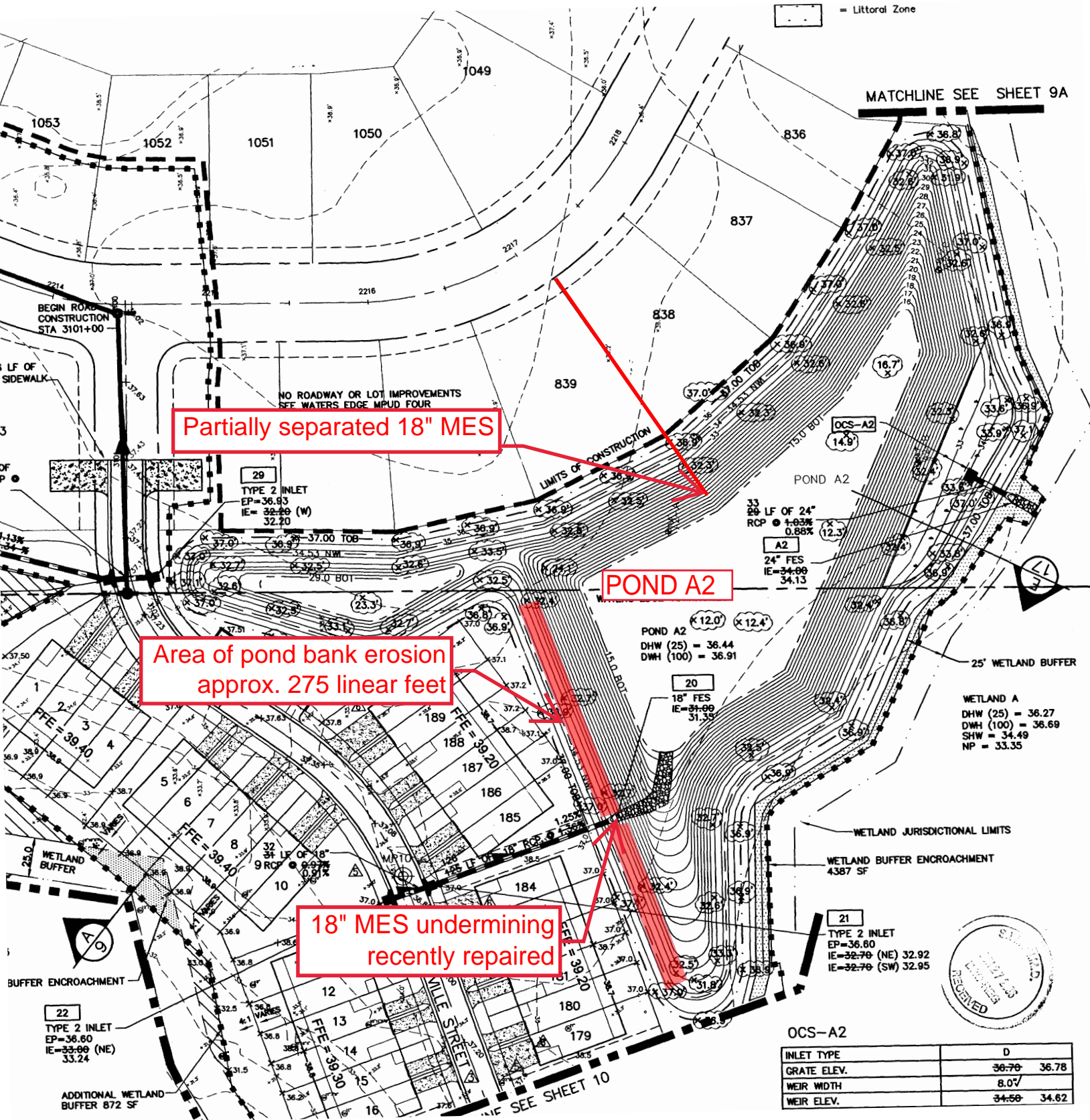
Stantec recommends pond bank restoration along the southwest portion of pond bank A2. Current conditions as well as recommended repairs shown below.



Current condtion of western pond bank at Pond A2



Recommended future pond bank restoration at Pond A2.



INLET TYPE	E	
GRATE ELEV.	36.75	36.84
WEIR WIDTH	48"✓	
WEIR ELEV.	35.10	35.18
WATER QUALITY ORIFICE	N/A	
WATER QUALITY ORIFICE ELEV.	N/A	
PIPE INVERT	33.00	33.18

BOTTOM OF SKIMMER = 34.54

WEIR ST
WEIR ELE
WIDTH (V
HEIGHT (

SEE CON
SUMPS (C
BOTTO

17
TYPE 2 INLET
EP=36.48
32.92 IE=33.00 (E)
33.05 IE=33.00 (NW)

12
STORM MANHOLE
RIM = 38.00 38.01
IE=31.20 (E) 31.26
IE=31.70 (S) 31.62
IE=31.70 (W) 31.66

34
43 LF OF 24" RCP
● 2.79% 2.76%

11
24" FES
IE=30.00 30.32

SUMP A4
DHW (25) = 36.28
DWH (100) = 36.70

14B
18" FES
IE=31.00 30.96

38
45 LF OF 18" RCP
● 3.11% 3.39%

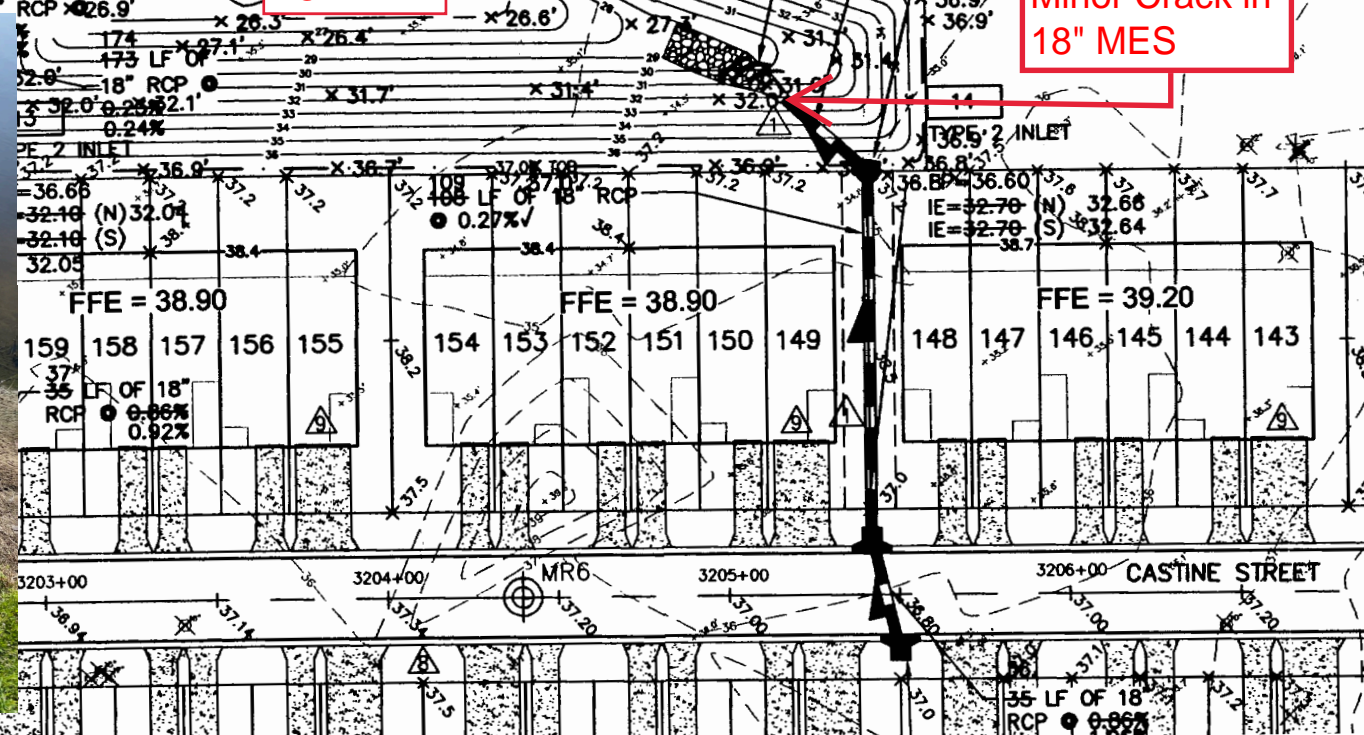
14A
STORM MANHOLE
RIM = 37.70
IE=32.40 (S) 32.37
IE=32.40 (NW) 32.25

Deteriorating
wood posts on
Outfall Skimmer

24" MES cracking
recently repaired

POND T2

Minor Crack in
18" MES



Tab 3

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	July 7, 2023
Client:	Water's Edge HOA/CDD-Jason Peterson, Mickey McCarthy
Manager:	None
	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 July 25, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on July 26, 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 being mowed high and with sharp blades in accordance with the contract. Most of the bed lines were neatly defined. The hard edging was vertical, and all the edged material was cleaned out. No excessive clippings were left on the lawn. Turf is actively growing. Be certain that line trimming or mowing is performed all the way back to each woodline.

3 TURF COLOR

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

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

Veteran's Park-turf color was mottled medium green. Some sections were a pale green.

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

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

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

July



July



June



June



June



May



May



May



April



April



3 TURF DENSITY

Clubhouse left side-soil is eroding. Install Bahia sod. **WARRANTY WORK.** *Photo below.*



Barn-turf density is poor. This area should be seeded with tri-mix seed. *Photo below.*



Belle Haven gate-the density was strong. There were a few small sparse and/or dry 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 strong. 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 area Bahia grass-the turf density remained fair. The summer rains will thicken up this turf.

Veteran's Park- most of the Bahia lawn density was good.

Slidell-the density was strong.

Front of basketball court-the density was strong. There were a few dry patches.

2 TURF WEED CONTROL

Most of the viable St. Augustine turf had some broadleaf and grassy weeds and did not require

immediate attention. Crabgrass has started to sprout along the Slidell and Belle Haven entrance and exit sides. The broadleaf weed activity can be controlled once the weather cools in the fall.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse north end of parking lot-replace dead turf. WARRANTY WORK. *Photo below.*



Clubhouse entry to boat ramp-possible chinch bug activity at firebush along sidewalk.

The turf was being mowed high and with sharp blades in accordance with the contract. The St. Augustine turf color ranged from a mottled medium green to a consistent dark green with a strong density in most locations. The density was affected by the severe heat in certain locations. The Bahia turf was also performing well. There was not a large volume of broadleaf weeds and/or crabgrass. The broadleaf weed activity can be controlled once the weather cools in the fall. There was some insect and disease activity noted. There were several dry sections within greener sections of turf, which indicated sprinkler coverage issues.

2 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Slidell exit drive-remove dead plants.

Belle Haven entry median-monitor health of windmill palm. *Photo below.*



Barn pump station-remove dead shrubs along wall.

Clubhouse north end of parking lot-remove dead juniper.

Belle Haven island 11719-treat Fakahatchee grass for spider mites.

Belle Haven island 11645-treat Fakahatchee grass for spider mites.

Belle Haven island 11549-treat Fakahatchee grass for spider mites.

Belle Haven island 11644-treat Fakahatchee grass for spider mites.

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



Clubhouse left front corner-monitor health of Washingtonia palm. *Photo below.*



Belle Haven island 11710 and 11705-ligustrum trees continue to decline and will need to be removed and replaced. *Photo below.*



Clubhouse in front of basketball court-remove dead azaleas.

3 BED WEED CONTROL

Bed and crack weeds were well managed.

Inside of Slidell entry gate-remove bed weeds under large oak trees at dog station.

2 IRRIGATION MANAGEMENT

Belle Haven/Creedmoor-check coverage on corner. It is dry.

Belle Haven pedestrian exit gate-check coverage along sidewalk.

Belle Haven sidewalk/Creedmoor-irrigation break along inside of sidewalk.

Barn-check irrigation coverage in beds and to turf areas.

Basketball court turf-check for proper coverage on new sod. Sections are dry. *Photo below.*



Clubhouse left side-rotor is not moving and needs to be replaced. *Photo below.*



Belle Haven island 11719-irrigation break. MISSED FROM LAST INSPECTION. *Photo below.*



Belle Haven island 11644-irrigation break. *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.

Belle Haven entry drive-lightly tip back jasmine.

Barn-prune jasmine and plumbago.

General work order-lightly tip back jasmine on both Belle Haven islands

3 TREE PRUNING

Belle Haven 11420 lift station-prune ligustrum trees.

Clubhouse-prune pepper tree away from boat ramp. *Photo below.*



IMPORTANT Pool deck-remove dead fronds and seed pods as soon as possible from palms surrounding pool deck to avoid staining of pavers from palm nuts.

Veterans Park-remove low hanging branch from maple tree. *Photo below.*



Clubhouse entry-remove dead fronds from roebellini palms.

Moon Lake pathway-prune oak tree branches out of cabbage palm.

3 CLEANUP/RUBBISH REMOVAL

Moon Lake wall-clean up litter and vegetative debris in beds and along path.

Moon Lake by reclaimed pond-remove fallen wax myrtle tree.

N/A APPEARANCE OF SEASONAL COLOR

The seasonal flower display has been removed and is in the process of being replaced.

CARRIED FORWARD FROM PRIOR MONTH

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

PASSED INSPECTION

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

FOR MANAGER

None

PROPOSALS

NEW Barn-seed with Tri-mix seed and cover with appropriate seeding mulch.

NEW Barn-install rock edge and place gravel in beds on top of weed matting.

Belle Haven medians-remove and replace diseased ligustrum tree.

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

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



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 being mowed high and with sharp blades in accordance with the contract. The St. Augustine turf color ranged from a mottled medium green to a consistent dark green with a strong density. The Bahia turf was also performing well. There were broadleaf weeds and/or crabgrass in some high visibility areas. The broadleaf weed activity can be controlled once the weather cools in the fall. There was some insect and disease activity noted. Most of the shrubs were healthy except for a few dead plants and shrubs with mite and caterpillar activity. The diseased ligustrum along Belle Haven will need to be replaced. There were a few trees in need of cosmetic pruning and the palms around the pool need to be pruned immediately. In this severe heat the irrigation concerns will need to be addressed quickly. Certain areas of turf are under drought stress, but it appears that most of the landscape is being properly irrigated. The flower display has been removed and the next planting will be installed soon.

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

Signature _____

Print Name _____

Company _____

Date _____

Tab 4

Job Name: Waters Edge

Updated 10/25/18

Controller Name: A = Pump Station

IRRIGATION INSPECTION REPORT

Date: 8.15.23Page #: 1 of 2Technician Name: Justin

Property Manager:

Program A	Start Times: 7:00 PM	Run Days: M T <u>W</u> T F S S	Seasonal Adjust: %	Weather Sensor Present: <u>YES</u> NO Weather Sensor Operational: <u>Working</u> Not Working
Program B	3:00 am	M T <u>W</u> T F S S	%	
Program C	7:00 PM	M T <u>W</u> T F S S	%	
Program D	3:00 am	M T <u>W</u> T F S S	%	
Controller Make & Model: <u>Progr 1 MT TH F S Hunter Acc</u>				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

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

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler			<u>W</u>	<u>S</u>				<u>S</u>	<u>D</u>	<u>S</u>		<u>R</u>	<u>S</u>	<u>D</u>	<u>D</u>	
Annuals, Shrub, Turf			<u>T</u>	<u>S</u>				<u>T</u>	<u>S</u>	<u>T</u>		<u>T</u>	<u>T</u>	<u>S</u>	<u>S</u>	
Run Time [Program: <u>A</u> <u>1</u>]			<u>45</u>	<u>45</u>								<u>45</u>				
Run Time [Program: <u>C</u> <u>1</u>]				<u>30</u>				<u>30</u>	<u>30</u>	<u>30</u>			<u>20</u>	<u>20</u>	<u>30</u>	
Run Time [Program: <u>I</u>]																
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:



Job Name:

Waters Edge

Updated 10/25/18

Controller Name:

A = Pump Station

IRRIGATION INSPECTION REPORT

Date:

8-15-23

Page #:

2

of

2

Technician Name:

Justin

Property Manager:

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

Start Times:	Run Days:	Seasonal Adjust:
	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	%

Weather Sensor Present:

YES NO

Weather Sensor Operational:

Working Not Working

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	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Spray, Rotor, MP, Drip, or Bubbler	D	D	D	D	R			S	S	D	D	D	D	S/D	R			
Annuals, Shrub, Turf	S	SA	SA	T	T			T	T	SA	S	S	S					
Run Time [Program: A 1							40											
Run Time [Program: B 1				45	35							60	60	60		45		
Run Time [Program: C 1	30	30																
Battery Pack/Doubler/Add-a-Zone	D		30					30	30	25	60	60	60					
Zone Faults or Alarms	E		30	30			I	30		20	60	60	60	70				

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

Maintenance Repairs

Partial Clogged Nozzles

Head Straightened

Head Adjusted

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray

Head Broken - 12" spray

Head Broken - Riser

Head Broken - Rotor

Upgrade to 6" Pop Up-Turf

Upgrade to 12" Pop Up-Shrub

Nozzle - Spray

Nozzle - MP rotator

Drip Line Break

Lateral Line Break

Relocation/Add Head

Head Raised/Lowered-Turf

Head Raised/Lowered-Shrub

Damaged Valve Box

Valve - Inoperative/Sticking

Other-See Comments

Additional Comments:

#28 fan/its timer (Decoder) at site Frontage area CPP

Job Name: Water Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 8/15/23Page #: 1 of 3Technician Name: JOSE

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
3 AM	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
7 PM	M T W T F S S	100 %	Weather Sensor Operational:	
7 PM	M T W T F S S	100 %	<input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working	
7 PM	M T W T F S S	100 %		
Controller Make & Model:	4 AM 6 00 0 100	Hunter ACC 2 wire		
Controller Status:	<input checked="" type="checkbox"/> WORKING	<input type="checkbox"/> NOT WORKING		
POC info:	Potable Water	<input checked="" type="checkbox"/> Reclaim Water	Well Water	Lake Water
Pump Status & Type:	<input checked="" type="checkbox"/> PRESSURIZED	<input type="checkbox"/> PUMP START	<input type="checkbox"/> CENTRIFUGAL	<input type="checkbox"/> SUBMERSIBLE

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

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	D	D	R	S	D	S	S	D	D	R	D	S	R	R	D
Annuals, Shrub, Turf	T	S	S	T	T	S	T	S	S	T	S	T	S	T	T	S
Run Time (Program: A1 B)	45			45	15			15			40			45	45	
Run Time (Program: C1 D)		15	35		25	25	25	50	50		20	25				15
Run Time (Program: I E)																
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)							(3)				(3)		(1)		

Billable Repairs or Upgrades: Circled items have been completed

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

Additional Comments: 1 - cleaned filter

Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 8/15/23Page #: 2 of 3Technician Name: Jose

Property Manager:

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

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	S	R	R	R	B	D	S	S	2x	2x	DMS	DMS	DMS
Annuals, Shrub, Turf	T	T	T	T	T	T	T	2x	T	T		4x	4x	SA	SA	SA
Run Time [Program: A1B]			45		35	40	45	4	35	25	25		45	25	25	25
Run Time [Program: C1D]	20	25	25					45	35	25	25		45	25	25	25
Run Time [Program: 1E]														15	15	15
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

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

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																

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

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

Additional Comments:

1 - Comm failure 2 - no fault

(HOA)



ASI LANDSCAPE
MANAGEMENT

Job Name: Waters Edge

Updated 10/25/18

Controller Name: C-1 rft station

IRRIGATION INSPECTION REPORT

Date: 8-15-23

Page #: 1 of 1

Technician Name: Justin

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:
Program A	7:00 PM	<u>(M T W T F S S)</u>	%
Program B	7:00 PM	<u>M T W T F S S</u>	%
Program C		M T W T F S S	%
Program D		M T W T F S S	%

Weather Sensor Present:

(YES) NO

Weather Sensor Operational:

Working (Not Working)

Controller Make & Model:

ACC - Hunter

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

DO WE HAVE A
ZONE-MAP?

YES

NO

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>R</u>	<u>R</u>		<u>S</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>S</u>
Annuals, Shrub, Turf	<u>T</u>	<u>T</u>	<u>T</u>		<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>
Run Time [Program: <u>1A</u>]	<u>20</u>	<u>40</u>	<u>40</u>		<u>20</u>	<u>20</u>	<u>40</u>	<u>40</u>	<u>40</u>			<u>40</u>	<u>40</u>		
Run Time [Program: <u>1B</u>]										<u>20</u>	<u>40</u>			<u>20</u>	<u>20</u>
Run Time [Program: <u>1</u>]			<u>30</u>		<u>30</u>	<u>30</u>	<u>30</u>								
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												<u>(N)</u>	<u>(V)</u>		
Head Adjusted															

Billable Repairs or Upgrades: Circled items have been completed

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

Additional Comments:

IRRIGATION INSPECTION REPORT

Job Name: Waky Edge

Controller Name: D - Park

Date: 8/15/23

Page #: 1 of 1

Technician Name: Jose

Property Manager:

Program A	Start Times: <u>2 PM</u>	Run Days: <u>MTWTFSS</u>	Seasonal Adjust: <u>100</u> %	Weather Sensor Present: <input checked="" type="radio"/> YES <input type="radio"/> NO Weather Sensor Operational: Working <input checked="" type="radio"/> Not Working <input type="radio"/>
Program B	<u>7 PM</u>	<u>MTWTFSS</u>	<u>100</u> %	
Program C		<u>MTWTFSS</u>	%	
Program D		<u>MTWTFSS</u>	%	
Controller Make & Model: <u>Rain Bird ESPR3</u>				
Controller Status: <u>WORKING</u>				
POC Info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	<u>PRESSURIZED</u>	<u>PUMP START</u>	<u>CENTRIFUGAL</u>	<u>SUBMERSIBLE</u>

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	<u>S</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>S</u>		
Annuals, Shrub, Turf	<u>T</u>	<u>T</u>	<u>TS</u>	<u>TS</u>	<u>TS</u>	<u>TS</u>	<u>TS</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>		
Run Time [Program: <u>1 A</u>]	<u>30</u>	<u>30</u>	<u>30</u>	<u>35</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>40</u>	<u>40</u>	<u>30</u>					
Run Time [Program: <u>1 B</u>]															
Run Time [Program: <u>1</u>]											<u>35</u>	<u>45</u>	<u>30</u>		
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															
Contract/Maintenance [No Charge]: <u>Circled items have been completed</u>															
Maintenance Repairs															
Partial Clogged Nozzles															
Head Straightened															
Head Adjusted	<u>(2)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>				<u>(2)</u>	<u>(1)</u>	<u>(2)</u>	<u>(1)</u>	<u>(1)</u>			
Billable Repairs or Upgrades: <u>Circled items have been completed</u>															
Head Broken - 6" spray															
Head Broken - 12" spray															
Head Broken - Riser															
Head Broken - Rotor															
Upgrade to 6" Pop Up-Turf															
Upgrade to 12" Pop Up-Shrub															
Nozzle - Spray															
Nozzle - MP rotator															
Drip Line Break															
Lateral Line Break															
Relocation/Add Head															
Head Raised/Lowered-Turf															
Head Raised/Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking															
Other-See Comments	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>

Additional Comments:

Job Name: Water Edge

Updated 10/25/18

Controller Name: Ventana Entrance

IRRIGATION INSPECTION REPORT

Date: 8/15/23Page #: 1 of 1Technician Name: Joe

Property Manager:

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

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	1	2	3	4	5	6								
Spray, Rotor, MP, Drip, or Bubbler	D	R	D	?	?	S								
Annuals, Shrub, Turf	SA	T	S			SA								
Run Time (Program: 1														
Run Time (Program: 1														
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 <i>MS stake/rot</i>														
Drip Line Break														
Lateral Line Break	1"													
Relocation/Add Head <i>Main line</i>														
Head Raised/Lowered-Turf														
Head Raised/Lowered-Shrub														
Damaged Valve Box														
Valve - Inoperative/Sticking														
Other-See Comments														

Additional Comments: 1- Main line break by valve 2- Numerous drip breaks

Tab 5



Proposal #5935

Date: 8/16/2023

Customer:

Matthew Huber
9019 Creedmoor Lane
New Port Richey, FL 34654

Property:

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

Water's Edge CDD AUG 2023 Irrigation Inspections



Irrigation Repair items noted during the inspection on 7/18/23 (still present 8/15/23). For the CDD there is a mainline leak near a couple of valves on the left side of the Ventana Frontage outside the wall.

Also, Zone 28 on Timer A is giving decoder fault alarm on controller. Likely bad decoder. This zone is

supposed to be outside the wall on the right side of the Moon Lake Entrance

To pay directly with any major credit card, use this link: [Pay \(cardpointe.com\)](https://cardpointe.com). Have your proposal number (job number) or invoice number ready as reference to ensure accurate application of your payment.

Ventana Frontage mainline leak

We have a leak at the tee feeding two valves on the Ventana frontage. Leak is located about 20-feet to the left side of the entrance as turn into the property. Line is believed to be 2" and piping will need to be redone to two zone valves fed by the broken tee.

Irrigation Repair

Items	Quantity	Unit	
1.25"-2" MISC PVC Fittings	4.00	ea	
Slip-Fix - 2"	2.00	ea	
2" PVC Pipe - Sch. 40	2.00	lf	
3M - DBR/Y Wire Splices	4.00	ea	
Irrigation Repair:			\$649.91

Controller A Zone 28 Decoder

Decoder Fault Alarm on controller ZN 28

Irrigation Repair

Items	Quantity	Unit	
3M - DBR/Y Wire Splices	2.00	ea	
Hunter Decoder - 1 Station ICD-100	1.00	ea	
Irrigation Repair:			\$313.09
PROJECT TOTAL:			\$963.00

Terms & Conditions

GENERAL TERMS AND CONDITIONS

PART 1: CONTRACTOR'S RESPONSIBILITY

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed. **The pricing and scope reflected on this contract are valid for 45 (forty-five) days from date the contract proposal is generated. After 45 (forty-five) days if the contract proposal is not approved, then the contractor reserves the right to adjust the pricing and scope accordingly based on fluctuations in market pricing and availability or to void the proposal.**

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Warranties: Warranties provided by the Contractor for both product and labor are subject to the following terms and conditions:

I. If the Client has an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **1 (one) year for all items included in the contract proposal except for sod/turf grass and/or annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and for annual flower plants commencing on the day the work is completed and accepted by the Client**

II. If the Client does not have an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **6 (six) months for all items included in the contract proposal except for sod/turf grass and annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and annual flower plants commencing on the day the work is completed and accepted by the Client.**

III. If the Client enters into a landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, either during or upon completion of the work, the Contractor will warranty the product per clause (1) above.

IV. If the Client cancels an existing landscape maintenance agreement **or any portion of the existing landscape maintenance agreement such as irrigation or horticulture services** with the Contractor within the first 6 (six) months of the warranty, the warranty shall only be in effect for the remaining time of the 6 (six) month period.

V. If the Contractor cancels an existing landscape maintenance agreement **or any portion of the existing**

landscape maintenance agreement such as irrigation or horticulture services with the Contractor after the first 6 (six) months of the warranty period, the warranty period will have ended.

D. Licenses and Permits: The Contractor will maintain a Landscape Contractor's license, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

E. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

F. Insurances: The Contractor agrees to maintain General Liability Insurance, Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

G. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities **or due to water supply issues and limitations that are the responsibility of the Water Management District or civil authorities;** damage caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism; **failure of Client to provide proper irrigation or horticulture services and landscape maintenance or other necessary maintenance for newly installed plants and materials.** The Contractor is liable for any damage due to operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms in application of pesticides.

H. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

I. Invoicing: The Contractor will invoice for the amount set forth under the prices and terms included in this contract under Section B: Terms of Payment. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

PART 2: CLIENT'S RESPONSIBILITY

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other

reasonable times, and in the case of after-hours emergencies.

C. Payment: The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If not paid within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

PART 3: OTHER TERMS

The Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

A. Termination: This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination.

B. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising hereunder will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

C. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily, and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Ameriscape USA, Inc.

D. Notice to Owner: The Contractor will furnish a Notice to Owner per Florida Statute 713.06 to protect the Contractor's lien rights in the event payment is not received for any job exceeding \$2,500.00.

E. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By _____

Eric Rothell

Date _____

8/16/2023

30-PIN

By _____

Date _____

Water's Edge CDD



Proposal #5936

Date: 8/16/2023

Customer:

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

Property:

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

Water's Edge HOA AUG 2023 Irrigation Inspections

HOA:

Irrigation repairs outside of the contract noted on the AUG 2023 irrigation system inspection.

To pay directly with any major credit card, use this link: [Pay \(cardpointe.com\)](https://cardpointe.com). Have your proposal number (job number) or invoice number ready as reference to ensure accurate application of your payment.

Lift Station Time C Zn 4

Zn 4 has a faulty decoder needing replaced. 1-station decoder. [noted in July]

Irrigation Repair

Items	Quantity	Unit
Hunter Decoder - 1 Station ICD-100	1.00	ea
3M - DBR/Y Wire Splices	2.00	ea

Irrigation Repair: \$388.38

Clubhouse Timer B Zn 26 & 27

Zones are along Slidell. ZN 26 giving no Alarm but not working (possible solenoid); ZN 27 giving Comm Fail alarm (could be decoder or wire connection issue)

Irrigation Repair

Items	Quantity	Unit
-------	----------	------

3M - DBR/Y Wire Splices	6.00	ea
Hunter 24-VAC Solenoid	1.00	ea
Hunter Decoder - 1 Station ICD-100	1.00	ea

Irrigation Repair: \$512.91

PROJECT TOTAL: **\$901.29**

Terms & Conditions

GENERAL TERMS AND CONDITIONS

PART 1: CONTRACTOR'S RESPONSIBILITY

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A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Warranties: Warranties provided by the Contractor for both product and labor are subject to the following terms and conditions:

I. If the Client has an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **1 (one) year for all items included in the contract proposal except for sod/turf grass and/or annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and for annual flower plants commencing on the day the work is completed and accepted by the Client**

II. If the Client does not have an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **6 (six) months for all items included in the contract proposal except for sod/turf grass and annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and annual flower plants commencing on the day the work is completed and accepted by the Client.**

III. If the Client enters into a landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, either during or upon completion of the work, the Contractor will warranty the product per clause (1) above.

IV. If the Client cancels an existing landscape maintenance agreement **or any portion of the existing landscape maintenance agreement such as irrigation or horticulture services** with the Contractor within the first 6 (six) months of the warranty, the warranty shall only be in effect for the remaining time of the 6 (six) month period.

V. If the Contractor cancels an existing landscape maintenance agreement **or any portion of the existing**

landscape maintenance agreement such as irrigation or horticulture services with the Contractor after the first 6 (six) months of the warranty period, the warranty period will have ended.

D. Licenses and Permits: The Contractor will maintain a Landscape Contractor's license, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

E. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

F. Insurances: The Contractor agrees to maintain General Liability Insurance, Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

G. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities **or due to water supply issues and limitations that are the responsibility of the Water Management District or civil authorities;** damage caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism; **failure of Client to provide proper irrigation or horticulture services and landscape maintenance or other necessary maintenance for newly installed plants and materials.** The Contractor is liable for any damage due to operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms in application of pesticides.

H. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

I. Invoicing: The Contractor will invoice for the amount set forth under the prices and terms included in this contract under Section B: Terms of Payment. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

PART 2: CLIENT'S RESPONSIBILITY

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other

reasonable times, and in the case of after-hours emergencies.

C. Payment: The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If not paid within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

PART 3: OTHER TERMS

The Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

A. Termination: This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination.

B. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising hereunder will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

C. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily, and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Ameriscape USA, Inc.

D. Notice to Owner: The Contractor will furnish a Notice to Owner per Florida Statute 713.06 to protect the Contractor's lien rights in the event payment is not received for any job exceeding \$2,500.00.

E. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By _____

James Wade

Date 8/16/2023

30-PIN

By _____

Date _____

Water's Edge HOA

Tab 6



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

July 31, 2023

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District

Balance Sheet

As of 07/31/2023

(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	148,307	49,774	59,095	25,553	282,730	0	0
Investments	4,678	76,091	375,330	550,856	1,006,954	0	0
Accounts Receivable	483	0	0	0	484	0	0
Prepaid Expenses	1,886	0	0	0	1,885	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	161,394	0	0	0	161,394	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	576,409
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,003,591
Total Assets	320,713	125,865	434,425	576,409	1,457,413	6,633,196	7,580,000
Liabilities							
Accounts Payable	7,769	0	0	0	7,769	0	0
Accrued Expenses	11,100	7,000	0	0	18,100	0	0
Due To Other	0	85,114	76,280	0	161,394	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
Total Liabilities	18,869	92,114	76,280	0	187,263	0	7,580,000
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	82,653	(3,208)	13,247	(174)	92,516	0	0
Total Fund Equity & Other Credits	301,845	33,751	358,145	576,409	1,270,149	6,633,196	0
Total Liabilities & Fund Equity	320,713	125,865	434,425	576,409	1,457,413	6,633,196	7,580,000

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16	(16)
Special Assessments				
Tax Roll	370,594	370,594	373,672	(3,078)
Total Revenues	370,594	370,594	373,688	(3,094)
Expenditures				
Legislative				
Supervisor Fees	13,000	10,833	9,800	1,034
Total Legislative	13,000	10,833	9,800	1,034
Financial & Administrative				
Administrative Services	5,161	4,301	4,301	0
District Management	24,929	20,774	20,774	0
District Engineer	9,000	7,500	15,997	(8,497)
Disclosure Report	2,000	2,000	1,500	500
Trustees Fees	3,775	3,775	3,771	4
Assessment Roll	5,728	5,728	5,729	(1)
Financial & Revenue Collections	5,728	4,773	4,773	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	13,764	11,470	11,470	0
Auditing Services	3,100	3,100	0	3,100
Arbitrage Rebate Calculation	450	450	450	0
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	500	417	1,298	(881)
Miscellaneous Mailings	3,000	2,500	0	2,500
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	4,000	3,333	3,288	46
Total Financial & Administrative	84,851	73,838	76,713	(2,876)
Legal Counsel				
District Counsel	12,500	10,416	13,810	(3,393)
Total Legal Counsel	12,500	10,416	13,810	(3,393)
Electric Utility Services				
Utility Services	25,000	20,834	19,507	1,326
Total Electric Utility Services	25,000	20,834	19,507	1,326
Stormwater Control				
Aquatic Maintenance	26,220	21,850	22,150	(300)

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	8,000	6,667	0	6,667
Mitigation Area Monitoring & Maintenance	500	416	1,438	(1,021)
Fountain Service Repair & Maintenance	3,500	2,917	3,376	(459)
Aquatic Plant Replacement	2,500	2,083	0	2,083
Stormwater System Maintenance	7,500	6,250	0	6,250
Total Stormwater Control	48,220	40,183	26,963	13,220
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	2,500	2,625	(125)
Landscape Maintenance	100,000	83,333	79,835	3,499
Irrigation Maintenance & Repair	12,000	10,000	10,062	(62)
Well Maintenance	5,000	4,167	1,443	2,724
Landscape Miscellaneous	5,000	4,166	0	4,166
Landscape Replacement Plants, Shrubs, Trees	10,000	8,334	15,239	(6,905)
Landscape - Mulch	12,000	10,000	0	10,000
Irrigation Repair	7,500	6,250	842	5,408
Reclaimed Pump Maintenance & Repairs	5,000	4,167	17,051	(12,884)
Total Other Physical Environment	167,023	140,440	136,885	3,555
Contingency				
Miscellaneous Contingency	20,000	16,666	7,357	9,310
Total Contingency	20,000	16,666	7,357	9,310
Total Expenditures	370,594	313,210	291,035	22,176
Total Excess of Revenues Over(Under) Expenditures	0	57,384	82,653	(25,269)
Fund Balance, Beginning of Period	0	0	219,192	(219,192)
Total Fund Balance, End of Period	0	57,384	301,845	(244,461)

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6	(6)
Special Assessments				
Tax Roll	49,774	49,774	49,774	0
Total Revenues	<u>49,774</u>	<u>49,774</u>	<u>49,780</u>	<u>(6)</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	41,478	52,989	(11,511)
Total Water-Sewer Combination Services	<u>49,774</u>	<u>41,478</u>	<u>52,989</u>	<u>(11,511)</u>
Total Expenditures	<u>49,774</u>	<u>41,478</u>	<u>52,989</u>	<u>(11,511)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>8,296</u>	<u>(3,209)</u>	<u>11,504</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>36,960</u>	<u>(36,959)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>8,296</u>	<u>33,751</u>	<u>(25,455)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,502	(5,502)
Special Assessments				
Tax Roll	59,095	59,095	59,095	0
Total Revenues	<u>59,095</u>	<u>59,095</u>	<u>64,597</u>	<u>(5,502)</u>
Expenditures				
Contingency				
Capital Reserve	59,095	59,095	51,350	7,745
Total Contingency	<u>59,095</u>	<u>59,095</u>	<u>51,350</u>	<u>7,745</u>
Total Expenditures	<u>59,095</u>	<u>59,095</u>	<u>51,350</u>	<u>7,745</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>13,247</u>	<u>(13,247)</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>358,145</u>	<u>(358,145)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25	(25)
Special Assessments				
Tax Roll	757,933	757,933	762,799	(4,866)
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>762,824</u>	<u>(4,891)</u>
Expenditures				
Debt Service				
Interest	312,933	312,933	317,998	(5,066)
Principal	445,000	445,000	445,000	0
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>762,998</u>	<u>(5,066)</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>762,998</u>	<u>(5,066)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(174)</u>	<u>174</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>576,409</u>	<u>(576,409)</u>

Waters Edge CDD
Investment Summary
July 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2023</u>
The Bank of Tampa	Money Market	\$ 4,678
Total General Fund Investments		<u>\$ 4,678</u>
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 126,505
Western Alliance Bank	Money Market	248,825
Total Reserve Fund Investments		<u>\$ 375,330</u>
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,028
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,108
US Bank Series 2015 Revenue	US Bank Money Market 5	167,540
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,180
Total Debt Service Fund Investments		<u>\$ 550,856</u>

Waters Edge Community Development District
Summary A/R Ledger
From 07/01/2023 to 07/31/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
345, 2419							
	345-001	345 General Fund	Waters Edge Mas- ter HOA	AR00001029	11510	06/30/2023	0.95
	345-001	345 General Fund	Waters Edge Mas- ter HOA	AR00001083	11510	07/31/2023	482.77
Sum for 345, 2419							483.72
Sum for 345							483.72
Sum Total							483.72

Waters Edge Community Development District
Summary A/P Ledger
From 07/1/2023 to 07/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
345, 2419						
	345 General Fund	07/27/2023	Brenda L Brown	BB072723	Board of Supervisors Meeting 07/27/23	200.00
	345 General Fund	07/27/2023	George Anastasopoulos	GA072723	Board of Supervisors Meeting 07/27/23	200.00
	345 General Fund	07/31/2023	GHS Environmental LLC	2023-356	Monthly Meter Readings 07/23	142.00
	345 General Fund	07/27/2023	Jason Peterson	JP072723	Board of Supervisors Meeting 07/27/23	200.00
	345 General Fund	07/17/2023	Pasco County Utilities	18706116	9019 Creedmoor Reclaim Lane 06/23	6,705.14
	345 General Fund	07/26/2023	Times Publishing Company	0000295017	07/26/23 Legal Advertising Customer Account #113848 07/26/23	121.60
	345 General Fund	07/27/2023	Timothy M. Haslett	TH072723	Board of Supervisors Meeting 07/27/23	200.00
Sum for 345, 2419						7,768.74
Sum for 345						7,768.74
Sum Total						7,768.74

Waters Edge Community Development District
Notes to Unaudited Financial Statements
July 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2023.
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.

Tab 7

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Waters Edge Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Waters

Edge Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2023.

Attested By:

**Waters Edge
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget



Rizzetta & Company

Waters Edge Community Development District

watersedgecdd.org

Approved Proposed Budget for Fiscal Year 2023/2024

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Rizzetta & Company

Approved Proposed Budget
Waters Edge Community Development District
General Fund
Fiscal Year 2023/2024

1

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 5	\$ 37	\$ -	\$ 37	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 372,520	\$ 372,520	\$ 370,594	\$ 1,926	\$ 410,827	\$ 40,233	
8	Pump Station Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9	TOTAL REVENUES	\$ 372,525	\$ 372,557	\$ 370,594	\$ 1,963	\$ 410,827	\$ 40,233	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$ 372,525	\$ 372,557	\$ 370,594	\$ 1,963	\$ 410,827	\$ 40,233	
14								
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 7,000	\$ 12,000	\$ 13,000	\$ 1,000	\$ 13,000	\$ -	
21	Financial & Administrative							
22	Administrative Services	\$ 3,010	\$ 5,161	\$ 5,161	\$ -	\$ 5,161	\$ -	
23	District Management	\$ 14,542	\$ 24,929	\$ 24,929	\$ -	\$ 24,929	\$ -	
24	District Engineer	\$ 11,307	\$ 19,383	\$ 9,000	\$ (10,383)	\$ 18,000	\$ 9,000	
25	Disclosure Report	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 1,500	\$ (500)	DAC
26	Trustees Fees	\$ 1,886	\$ 1,886	\$ 3,775	\$ 1,889	\$ 3,775	\$ -	
27	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	
28	Financial & Revenue Collections	\$ 3,342	\$ 5,728	\$ 5,728	\$ -	\$ 5,728	\$ -	
29	Assessment Roll	\$ 5,728	\$ 5,728	\$ 5,728	\$ -	\$ 5,728	\$ -	
30	Accounting Services	\$ 8,029	\$ 13,764	\$ 13,764	\$ -	\$ 13,764	\$ -	
31	Auditing Services	\$ -	\$ -	\$ 3,100	\$ 3,100	\$ 3,250	\$ 150	Contract - Berger Toombs
32	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -	AMTEC
33	Public Officials Liability Insurance	\$ 3,038	\$ 3,038	\$ 3,391	\$ 353	\$ 3,391	\$ -	Egis estimate
34	Legal Advertising	\$ 126	\$ 216	\$ 500	\$ 284	\$ 500	\$ -	
35	Miscellaneous Mailings	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
36	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
37	Website Hosting, Maintenance, Backup &	\$ 2,763	\$ 4,737	\$ 4,000	\$ (737)	\$ 4,000	\$ -	
38	Legal Counsel							
39	District Counsel	\$ 7,789	\$ 13,353	\$ 12,600	\$ (853)	\$ 13,000	\$ 500	
40								
41	Administrative Subtotal	\$ 69,185	\$ 110,548	\$ 110,351	\$ (197)	\$ 119,501	\$ 9,150	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Electric Utility Services							
46	Utility - Electric for Well	\$ 13,986	\$ 23,976	\$ 25,000	\$ 1,024	\$ 27,250	\$ 2,250	Electric for well system
47	Stormwater Control							
48	Fountain Service Repairs & Maintenance	\$ 3,226	\$ 5,530	\$ 3,500	\$ (2,030)	\$ 3,500	\$ -	Sitex \$150/monthly, plus repairs
49	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	
50	Aquatic Maintenance	\$ 15,295	\$ 26,220	\$ 26,220	\$ -	\$ 26,220	\$ -	Sitex contract \$2185 per month
51	Mitigation Area Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
52	Aquatic Plant Replacement	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
53	Stormwater System Maintenance	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	
54	Other Physical Environment							
55	Property Insurance	\$ 6,751	\$ 6,751	\$ 4,132	\$ (2,619)	\$ 10,465	\$ 6,333	Egis estimate (policy updated FY22-23)
56	General Liability Insurance	\$ 3,038	\$ 3,038	\$ 3,391	\$ 353	\$ 3,391	\$ -	Egis estimate
57	Entry & Walls Maintenance	\$ 2,625	\$ 4,500	\$ 3,000	\$ (1,500)	\$ 3,000	\$ -	
58	Landscape Maintenance	\$ 53,462	\$ 91,649	\$ 100,000	\$ 8,351	\$ 102,500	\$ 2,500	60/40 cost share w/HOA.
59	Irrigation Maintenance & Repair	\$ 6,694	\$ 11,475	\$ 12,000	\$ 525	\$ 12,000	\$ -	Acct Code #: 53900-4609
60	Well Maintenance	\$ 1,443	\$ 2,474	\$ 5,000	\$ 2,526	\$ 5,000	\$ -	Added West Coast well drilling to actuals
61	Landscape Miscellaneous	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	
62	Landscape Replacement Plants, Shrubs,	\$ 14,682	\$ 25,169	\$ 10,000	\$ (15,169)	\$ 10,000	\$ -	
63	Landscape - Mulch	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	
64	Irrigation Repair	\$ 843	\$ 1,445	\$ 7,500	\$ -	\$ 7,500	\$ -	Acct Code #: 53900-4791
65	Reclaimed Pump Repairs	\$ 3,071	\$ 5,265	\$ 5,000	\$ -	\$ 25,000	\$ 20,000	Repairs to the pump system only
66		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
67	Contingency							
69	Miscellaneous Contingency	\$ 4,760	\$ 8,160	\$ 20,000	\$ 11,840	\$ 20,000	\$ -	Removed West Coast well drilling from actuals
71								
72	Field Operations Subtotal	\$ 129,876	\$ 215,652	\$ 260,243	\$ 33,800	\$ 291,326	\$ 31,083	
73								
76	TOTAL EXPENDITURES	\$ 199,061	\$ 326,200	\$ 370,594	\$ 33,604	\$ 410,827	\$ 40,233	
77								
78	EXCESS OF REVENUES OVER	\$ 173,463	\$ 46,357	\$ -	\$ 35,567	\$ -	\$ -	
79								

Approved Proposed Budget
Waters Edge Community Development District
Reclaimed Water Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 4	\$ 4	\$ -	\$ 4	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 49,774	\$ 49,774	\$ 49,774	\$ -	\$ 57,360	\$ 7,586	Estimated increase
7								
8	TOTAL REVENUES	\$ 49,778	\$ 49,778	\$ 49,774	\$ -	\$ 57,360	\$ 7,586	
9								
12	TOTAL REVENUES AND BALANCE	\$ 49,778	\$ 49,778	\$ 49,774	\$ -	\$ 57,360	\$ 7,586	
13								
16	EXPENDITURES							
17								
18	Water-Sewer Combination Services							
19	Utility - Reclaimed Water	\$ 32,541	\$ 55,785	\$ 49,774	\$ (6,011)	\$ 57,360	\$ 7,586	
20								
21	TOTAL EXPENDITURES	\$ 32,541	\$ 55,785	\$ 49,774	\$ (6,011)	\$ 57,360	\$ 7,586	
22								
23	EXCESS OF REVENUES OVER	\$ 17,237	\$ (6,007)	\$ -	\$ (6,011)	\$ -	\$ -	
24								

Approved Proposed Budget
Waters Edge Community Development District
Reserve Fund
Fiscal Year 2023/2024

3

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 3,380	\$ 3,380	\$ -	\$ 3,380	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 59,095	\$ 59,095	\$ 59,095	\$ -	\$ 60,277	\$ 1,182	
7								
8	TOTAL REVENUES	\$ 62,475	\$ 62,474	\$ 59,095	\$ -	\$ 60,277	\$ 1,182	
9								
12	TOTAL REVENUES AND BALANCE	\$ 62,475	\$ 62,474	\$ 59,095	\$ -	\$ 60,277	\$ 1,182	
13								
16	EXPENDITURES							
17								
18	Contingency							
19	Capital Reserves	\$ 7,675	\$ 18,283	\$ 59,095	\$ 40,812	\$ 60,277	\$ 1,182	Per Reserve Study
20								
21	TOTAL EXPENDITURES	\$ 7,675	\$ 18,283	\$ 59,095	\$ 40,812	\$ 60,277	\$ 1,182	
22								
23	EXCESS OF REVENUES OVER	\$ 54,800	\$ 44,192	\$ -	\$ 40,812	\$ -	\$ -	
24								

Waters Edge Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 757,932.94	\$ 757,932.94
TOTAL REVENUES	\$ 757,932.94	\$ 757,932.94
EXPENDITURES		
Administrative		
Debt Service Obligation	\$ 757,932.94	\$ 757,932.94
Administrative Subtotal	\$ 757,932.94	\$ 757,932.94
TOTAL EXPENDITURES	\$ 757,932.94	\$ 757,932.94
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

Gross assessments

\$805,626.00

Notes:

Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$528,464.00
Pasco County Collection Cost:	2%	\$11,243.91
Early Payment Discount:	4%	\$22,487.83
2023/2024 Total:		\$562,195.74

2022/2023 O&M Budget	\$479,463.20
2023/2024 O&M Budget	\$528,464.00

Total Difference:	\$49,000.80
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Townhome	\$269.00	\$269.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$427.61	\$468.83	\$41.22	9.64%
Total	\$696.61	\$737.83	\$41.22	5.92%
Debt Service - SF 50/55	\$672.00	\$672.00	\$0.00	0.00%
Operations/Maintenance - SF 50/55	\$427.61	\$468.83	\$41.22	9.64%
Irrigation - SF 50/55	\$60.24	\$69.42	\$9.18	15.24%
Total	\$1,159.85	\$1,210.25	\$50.40	4.35%
Debt Service - SF 60	\$807.00	\$807.00	\$0.00	0.00%
Operations/Maintenance - SF 60	\$427.61	\$468.83	\$41.22	9.64%
Irrigation - SF 60	\$60.24	\$69.42	\$9.18	15.24%
Total	\$1,294.85	\$1,345.25	\$50.40	3.89%
Debt Service - SF 65	\$874.00	\$874.00	\$0.00	0.00%
Operations/Maintenance - SF 65	\$427.61	\$468.83	\$41.22	9.64%
Irrigation - SF 65	\$60.24	\$69.42	\$9.18	15.24%
Total	\$1,361.85	\$1,412.25	\$50.40	3.70%
Debt Service - SF 70	\$941.00	\$941.00	\$0.00	0.00%
Operations/Maintenance - SF 70	\$427.61	\$468.83	\$41.22	9.64%
Irrigation - SF 70	\$60.24	\$69.42	\$9.18	15.24%
Total	\$1,428.85	\$1,479.25	\$50.40	3.53%
Debt Service - SF 80	\$1,076.00	\$1,076.00	\$0.00	0.00%
Operations/Maintenance - SF 80	\$427.61	\$468.83	\$41.22	9.64%
Irrigation - SF 80	\$60.24	\$69.42	\$9.18	15.24%
Total	\$1,563.85	\$1,614.25	\$50.40	3.22%

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET			\$471,104.00	IRRIGATION BUDGET			\$57,360.00
COUNTY COLLECTION COSTS @	2%	\$10,023.49		COUNTY COLLECTION COSTS @	2%	\$1,220.43	
EARLY PAYMENT DISCOUNT @	4%	\$20,046.98		EARLY PAYMENT DISCOUNT @	4%	\$2,440.85	
TOTAL O&M ASSESSMENT			<u>\$501,174.47</u>	TOTAL IRRIGATION ASSESSMENT			<u>\$61,021.28</u>

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF IRRIGATION ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2015	EAU FACTOR	TOTAL	% TOTAL	TOTAL	TOTAL	% TOTAL	TOTAL	O&M	IRRIGATION	SERIES 2015	TOTAL ⁽⁴⁾
		DEBT SERVICE ⁽¹⁾⁽²⁾		EAU's	EAU's	O&M BUDGET	EAU's	EAU's	O&M BUDGET			DEBT SERVICE ⁽³⁾	
TOWNHOME	190	190	1.00	190.00	17.77%	\$89,076.85	0.00	0.00%	\$0.00	\$468.83	\$0.00	\$269.00	\$737.83
SINGLE FAMILY 50/55	88	88	1.00	88.00	8.23%	\$41,256.64	88.00	10.01%	\$6,109.07	\$468.83	\$69.42	\$672.00	\$1,210.25
SINGLE FAMILY 60	346	345	1.00	346.00	32.37%	\$162,213.63	346.00	39.36%	\$24,019.75	\$468.83	\$69.42	\$807.00	\$1,345.25
SINGLE FAMILY 65	212	212	1.00	212.00	19.83%	\$99,391.01	212.00	24.12%	\$14,717.30	\$468.83	\$69.42	\$874.00	\$1,412.25
SINGLE FAMILY 70	133	133	1.00	133.00	12.44%	\$62,353.79	133.00	15.13%	\$9,233.03	\$468.83	\$69.42	\$941.00	\$1,479.25
SINGLE FAMILY 80	100	99	1.00	100.00	9.35%	\$46,882.55	100.00	11.38%	\$6,942.12	\$468.83	\$69.42	\$1,076.00	\$1,614.25
	1069	1067		1069.00	100.00%	\$501,174.47	879.00	100.00%	\$61,021.28				
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)						(\$30,070.47)							(\$3,661.28)
Net Revenue to be Collected						<u>\$471,104.00</u>							<u>\$57,360.00</u>

⁽¹⁾ Reflects 2 (two) prepayments (previous bond - Series 2005A)

⁽²⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early)

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

DEBT SERVICE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 8

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waters Edge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2023.

Attested By:

**Waters Edge
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

Tab 9

RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS
EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023-2024; AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation within the county in which the District is located; and

WHEREAS, the Board desires to adopt a Fiscal Year 2023-2024 annual meeting schedule attached hereto as **Composite Exhibit A**.

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

1. The Fiscal Year 2023-2024 annual meeting schedule attached hereto and incorporated by reference herein as **Composite Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 24th day of August 2023.

ATTEST:

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Composite Exhibit A: Fiscal Year 2023-2024 Annual Meeting Schedule

EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES
WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

October 26, 2023
November 16, 2023 (Thanksgiving is the 4th Thursday) * 10:00 a.m.
December 21, 2023 (December 28 is the 4th Thursday)
January 25, 2024 *5:00 p.m.
February 22, 2024
March 28, 2024 *5:00 p.m.
April 25, 2024
May 23, 2024 *5:00 p.m.
June 27, 2024
July 25, 2024 *5:00 p.m.
August 22, 2024
September 26, 2024

All meetings will convene at 3:30 p.m. (* with the exception of the months of January, March, May and July to be held at 5:00 p.m. and November to be held at 10:00 a.m.) at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Tab 10

MINUTES OF MEETING

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

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, July 27, 2023, at 5:01 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

George Anastasopoulos	Board Supervisor, Vice Chairman
Brenda Brown	Board Supervisor, Assistant Secretary
Timothy Haslett	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Co., Inc.
Jillian Minichino	District Manager, Rizzetta & Co., Inc.
Michael Brodus	District Counsel, Straley, Robin & Vericker
Tony Smith	Sitex Aquatics
Frank Nolte	District Engineer, Stantec via conference call

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 to the Board. He indicated there was a minor algae issue near the Littoral Shelf of Pond G-1. He suggested aquatic plants to remedy the issue.

B. District Engineer

Mr. Nolte gave an overview of his report to the Board. He was unable to provide updates on Finn Outdoor as he is waiting for them to begin. He noted that the Little House at the end of the wall needs to be pressure washed and have stones replaced. Mr. Nolte has requested Finn Outdoor to work on this while they are onsite.

The Board requested that Mr. Huber provide a copy of Mr. Nolte's report regarding the missing stones and the sod replacement to Mr. Iervasi, with the HOA, Mr. Nolte confirmed that Finn Outdoor is also to remove the remaining portion of the tree onsite.

C. District Counsel

Mr. Brodus gave a brief introduction of himself to the Board.

D. PSA Inspection Reports

1. June Done Report

The Board reviewed the PSA Inspection report. It was noted that the grass around the barn is dead or will be dead soon. ASI was to send an irrigation proposal to the CDD. Mr. Peterson will confirm this. It was also noted that the plants at the pumphouse died.

Mr. Anastasopoulos asked if the parcel on Oyster Bay Circle was mowed. Mr. Peterson stated he believed it was.

Mr. Haslett stated there is Bulrush on Pond L-14. He would like to have Sitex remove it for the CDD.

<p>On a motion by Mr. Haslett, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved for Sitex to remove the Bulrush on Pond L-14, for the Water's Edge Community Development District.</p>
--

Mr. Nolte stated that Pond G-1 has a wetland (located on the SE side of the pond, away from the control structure). Mr. Nolte will send plans for Pond G-1 to Mr. Smith at Sitex aquatics and the Board requested Mr. Smith to provide a quote for the installation of aquatic plants in this area

2. July Report

Mr. Anastasopoulos stated that he had seen ASI doing “wet checks”.

Mr. Haslet stated there is “creep” occurring from the tree and limbs. In two places, trees have fallen and are being mowed around.

3. ASI Irrigation Report

The ASI Irrigation Report was presented to the Board.

Mr. Haslett had some concerns about the report for “Controller A”. He stated that zones 1, 2, 4, 11 and 16 have no data and do not exist on the map. Zones 4, 41 and 56 do have data but are not listed on the map. Zones 5, 6 and 7 are listed on the map but have no data.

Mr. Haslett questioned why the report shows some run times running all the time, and some are running 7 days a week.

Mr. Haslett noted that zones 37, 38 and 41 had a 16-minute run time. The Board advised they prefer a 30-minute run time.

There was a discussion of zones 51, 52, 30 and 31 on the map. The Board questioned whether these were abandoned.

It was noted that Pump #13 is shown on the map twice. Also, there is no map for Zone E located near the Townhomes.

Mr. Huber is to coordinate a call with ASI. Mr. Haslett would prefer to meet onsite with ASI as opposed to a call.

4. Consideration of Irrigation Proposals

On a motion by Mr. Haslett, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved ASI Proposal #7520, in the amount of \$649.91, subject to confirmation of the worksite being CDD property, for the Water’s Edge Community Development District.

The Board noted that ASI Proposal #5721 was not on the map (zone 4/c), and that it was an HOA responsibility.

E. District Manager

Mr. Huber reminded the Board of the next regularly scheduled meeting on August 24, 2023, at 3:30 p.m.

Mr. Huber presented the May financial statement.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Re-Designating a Secretary

On a motion by Mr. Peterson, seconded by Ms. Brown, with all in favor, the Board Supervisors adopted Resolution 2023-03, Re-Designating a Secretary, for the Water's Edge Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Revised ITS Pump #1 Repair Proposal

The Board questioned if Daniel from ITS will honor the warranty through their company.

As of 7/23, the pump with moisture in it needs to dry out. It was questioned why the pumps are getting wet. Mr. Anastasopoulos asked what the estimated completion date is on the rebuilt pump. The Board requested that Staff send out an email if the pumps are down so that the residents would be notified.

On a motion by Mr. Haslett, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors ratified the revised ITS Pump #1 Repair Proposal as presented, for the Water's Edge Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report

Mr. Huber is to send the Arbitrage Rebate Calculation report separately to Mr. Anastasopoulos.

On a motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report, for the Water's Edge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 22, 2023

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the Minutes for the regular meeting held on June 22, 2023, as amended, for the Water's Edge Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for June 2023**

On a motion by Mr. Peterson, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for June 2023 (\$39,113.00), for the Water's Edge Community Development District

NINTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

Mr. Peterson stated the vacant lots at the front of the community are still not being mowed. Perhaps code enforcement could help.

Mr. Haslett asked if there was an update on the Email System (NABR app) He also asked if he could have a general ledger before the budget meeting.

Mr. Haslett informed Mr. Huber he might receive correspondence from the Single Family HOA Chair regarding a few items that they intend on requesting from the CDD.

Mr. Haslett stated he was in contact with Mr. Iervasi about Patio Homes and the DRB applications. Mr. Iervasi is aware of the easement and will not approve anything that creates a blockage.

Ms. Brown shared concern with the Board regarding the new apartment complex and whether a through street would connect to Water's Edge. Mr. Huber will follow up with Mr. Nolte.

Mr. Anastasopoulos stated he wanted to be aggressive in finding a replacement for ITS. He mentioned an eblast about the pumps undergoing repairs and sporadic outages. He also wants an answer on why the damaged pump is wet.

EIGHTH 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 Ms. Brown, seconded by Mr. Peterson, with all in favor, the Board of Supervisors adjourned the meeting at 6:41 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 11

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures

July 2023

For Board Approval

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

The total items being presented: **\$35,379.99**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ASI Landscape Management	100175	5584	Tree Removal 05/23	\$ 556.23
Brenda L Brown	100167	BB062223	Board of Supervisors Meeting 06/22/23	\$ 200.00
Digital Assurance Certification LLC	100180	64270	Annual Dissemination Agent Service	\$ 1,500.00
George Anastasopoulos	100168	GA062223	Board of Supervisors Meeting 06/22/23	\$ 200.00
GHS Environmental LLC	100169	2023-308	Monthly Meter Readings 06/23	\$ 142.00
High Trim, LLC	100176	4838	Tree Removal 06/23	\$ 125.00
Irrigation Technical Services, Inc.	100170	31647	Pump Station Injection System AccuTabs Delivery 06/23	\$ 6,239.00
Irrigation Technical Services, Inc.	100178	31569	Water Management - Pump Station 07/23	\$ 550.00
Jason Peterson	100171	JP062223	Board of Supervisors Meeting 06/22/23	\$ 200.00
Rizzetta & Company, Inc.	100166	INV0000081361	District Management Fees 07/23	\$ 4,306.83
Sitex Aquatics, LLC	100179	7655B	Monthly Lake Maintenance 07/23	\$ 2,335.00
Stantec Consulting Services, Inc.	100172	2099477	Engineering Services 06/23	\$ 1,760.00
Straley Robin Vericker	100181	23337	General Legal Services 06/23	\$ 4,266.50
Teri Lynn Geney	100173	TG062223	Board of Supervisors Meeting 06/22/23	\$ 200.00
Times Publishing Company	100182	0000295014 07/19/23	Legal Advertising Customer Account #113848 07/23	\$ 1,049.50

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Timothy M. Haslett	100174	TH062223	Board of Supervisors Meeting 06/22/23	\$ 200.00
Waters Edge Master HOA, Inc.	100177	070123	Shared Cost Landscape Services 06/23	\$ 9,596.80
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378 06/23	11909 Slidell Street 06/23	\$ 70.56
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381 06/23	11406 Belle Haven Drive 06/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382 06/23	11430 Biddeford Place 06/23	\$ 43.66
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383 06/23	9101 Creedmoor Lane 06/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384 06/23	9136 Creedmoor Lane 06/23	<u>\$ 1,758.59</u>
Report Total				<u>\$ 35,379.99</u>



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 5584

Date	PO#
05/08/23	
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
#4877 - Tree removal				\$556.23
Misc Enhancement -				\$556.23

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

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,244.85	\$0.00	\$0.00	\$0.00	\$0.00

Waters Edge CDD
Meeting Date: June 22, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Teri Geney	X	TG062223
George Anastasopoulos	X	GA062223
Brenda Brown	X	BB062223
Timothy Haslett	X	TH062223
Jason Peterson	X	JP062223

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:32pm
Meeting End Time:	5:52pm
Total Meeting Time:	2hrs 20mins

Time Over 3 Hours:	0.00
--------------------	-------------

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	

DM Signature: _____



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

BILL TO

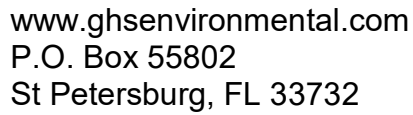
Waters Edge Community
Development Dist.
c/o Rizzetta and Company
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE 64270**DATE 07/01/2023 TERMS Due upon receipt****DUE DATE 07/01/2023**

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

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

TOTAL DUE**\$1,500.00**



Date: 6/29/2023
Invoice #: 2023-308

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



INVOICE #4838

ISSUED:

06/23/2023

DUE:

06/23/2023

RECIPIENT:**Water's Edge**

9019 Creedmoor Lane
Gate Code #8900
New Port Richey, Florida 34654

SENDER:**High Trim LLC**

9425 Osceola Dr.
New Port Richey, FL 34654

Phone: 727-514-3889

Email: hightrim4jesus@gmail.com

SERVICE ADDRESS:

9019 Creedmoor Lane
Gate Code #8900
New Port Richey, Florida 34654

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
06/23/2023				
Tree Removal	Remove 4" Wild Cherry tree growing into Oak tree at front entrance along Moonlake Rd and Belhaven Dr	1	\$125.00	\$125.00*

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 30 days, You will have to pay a late fee of 15%. A 15% late fee will be added every 30 days you are late.

Total **\$125.00**Account balance **\$125.00****Pay Now**



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

Service Invoice

Invoice#: 31647

Date: 06/26/2023

Record#: 30254

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: 07/26/2023

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	6,239.000000	6,239.00	N
		Pump Station				N
		Injection System				N
		AccuTabs Delivery				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!

Non-Taxable Amount:	6,239.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	6,239.00



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

Service Invoice

Invoice#: 31569

Date: 07/03/2023

Record#: 30169

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

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

Due Date: 08/02/2023

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edg Water Management June 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!

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

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

Invoice

Date	Invoice #
7/1/2023	INV0000081361

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,147.00	\$1,147.00
Administrative Services	1.00	\$430.08	\$430.08
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$477.33	\$477.33
Management Services	1.00	\$2,077.42	\$2,077.42
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,306.83
		Total	\$4,306.83

INVOICE

SITEX Aquatics llc.
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Product or service		Amount
1.	LM- Waters Edge CDD Monthly Lake Maintenance-52 Waterways-July	1 × \$2,185.00 \$2,185.00
2.	Fountain Fountain Maintenance	1 × \$150.00 \$150.00
Total		\$2,335.00



INVOICE

Page 1 of 2

Invoice Number	2099477
Invoice Date	June 26, 2023
Customer Number	182723
Project Number	238200185

Bill To

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

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: 0002380100 - WTR Waters Edge CDD

Stantec Project Manager:

Nolte, Frank

Current Invoice Due:

\$1,760.00

For Period Ending:

June 23, 2023

invoice Email:

CDDInvoice@rizzetta.com

Due upon receipt or in accordance with terms of the contract

INVOICE

Page 2 of 2

Invoice Number

2099477

Project Number

238200185

Top Task 000A

Waters Edge - General Consultation

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	16.00	110.00	1,760.00
	16.00		1,760.00
Professional Services Subtotal	16.00		1,760.00

Top Task 000A Total

Total Fees & Disbursements

INVOICE TOTAL (USD)

\$1,760.00

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-06-05	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	6.00	110.00	660.00	SITE VISIT. INLET INSPECTION ALONG CASTINE STREET FOR POTENTIAL BLOCKAGES, CULVERT AND TURF REVIEW ALONG BELLEHAVEN DRIVE.	
2023-06-06	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	REPORT WRITE UP FOR SEDIEMENT REMOVAL AND TURF RESTORATION ALONG BELLEHAVEN DRIVE. REQUESTING PROPOSAL FROM CONTRACTOR.	
2023-06-07	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	REVIEWING ADJACENT DEVELOPMENT PLANS, FOR POTENTIAL IMPACT TO WATERS EDGE. 11352 TAYPORT LOOP CONSERVATION REMOVAL PLAN REVIEW.	
2023-06-13	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	ENGINEERING AGENDA ITEM PREPARATION. COORDINATION WITH RESTORATION ECOLOGIST FOR POND F1 TREATMENT SCHEDULE	
2023-06-22	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING FOR AND ATTENDING CDD MEETING	
2023-06-23	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	FOLLOW UP ITEMS FROM CDD MEETING	
Total Labor:						16.00		\$1,760.00		
Total Project 238200185						16.00		\$1,760.00		

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

July 17, 2023

Client: 001219

Matter: 000001

Invoice #: 23337

Page: 1

RE: GENERAL

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/17/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$244.00
5/21/2023	JMV	REVIEW MEMO FROM D. WALLACE; REVIEW IRRIGATION ISSUES.	1.3	\$396.50
5/22/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.7	\$213.50
5/25/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.1	\$335.50
6/7/2023	JMV	REVIEW COMMUNICATION FROM M. HUBER; REVIEW PASCO COUNTY NOTICE; REVIEW REPORT FROM F. NOLTE; REVIEW COMMUNICATION FROM T. GENEY; DRAFT EMAIL TO M. HUBER AND F. NOLTE.	0.9	\$274.50
6/7/2023	MS	PREPARE PUBLICATION ADS AND MAILED NOTICE LETTER FOR 2023/2024 BUDGET.	1.8	\$315.00
6/8/2023	JMV	REVIEW COMMUNICATION FROM A. JONES; REVIEW LEGAL NOTICE; DRAFT EMAIL TO A. JONES.	0.2	\$61.00
6/21/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$152.50
6/22/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$274.50
6/22/2023	MS	TRANSMIT PUBLICATION ADS AND MAILED NOTICE LETTER FOR 2023/2024 BUDGET HEARING.	0.2	\$35.00
6/23/2023	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.9	\$274.50
6/27/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT ADMINISTRATIVE ASSISTANT; ANALYZE CORRESPONDENCE FROM IRRIGATION TECHNICAL SERVICES.	0.4	\$130.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/28/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT ADMINISTRATIVE ASSISTANT; ANALYZE CORRESPONDENCE FROM IRRIGATION TECHNICAL SERVICES; DRAFT IRRIGATION SERVICE AND INSTALLATION AGREEMENT.	1.8	\$585.00
6/29/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE CORRESPONDENCE FROM IRRIGATION TECHNICAL SERVICES; CONFERENCE CALL WITH CHAIR OF THE BOARD OF SUPERVISORS; DRAFT IRRIGATION SERVICE AND INSTALLATION AGREEMENT.	1.9	\$617.50
7/6/2023	MB	REVIEW CORRESPONDENCE FROM BOARD OF SUPERVISORS' CHAIR; ANALYZE IRRIGATION INSTALLMENT AGREEMENT; PREPARE CHANGES TO IRRIGATION INSTALLMENT AGREEMENT.	0.7	\$227.50
7/7/2023	MB	REVIEW CORRESPONDENCE FROM BOARD OF SUPERVISOR CHAIR; ANALYZE IRRIGATION INSTALLATION AGREEMENT; CORRESPONDENCE TO BOARD OF SUPERVISOR CHAIR REGARDING AGREEMENT EXECUTION; REVIEW CORRESPONDENCE REGARDING EXECUTED IRRIGATION INSTALLATION AGREEMENT.	0.4	\$130.00
Total Professional Services			14.5	\$4,266.50

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

RECEIVED
JUL 24 2023

Advertising Run Dates	Advertiser Name	
07/19/23	WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account
07/19/2023	Deirdre Bonett	113848
Total Amount Due		Ad Number
\$1,049.50		0000295014

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	07/19/23	0000295014	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,045.50
07/19/23	07/19/23	0000295014	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/19/23	WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account
07/19/2023	Deirdre Bonett	113848
Total Amount Due		Ad Number
\$1,049.50		0000295014

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

WATERS EDGE CDD

ATTN: RIZZETTA & COMPANY, INC.

C/O RIZZETTA & CO., INC.

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

RECEIVED
 JUL 24 2023

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/19/23** or by publication on the newspaper's website, if authorized, on

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

DB

Signature Affiant

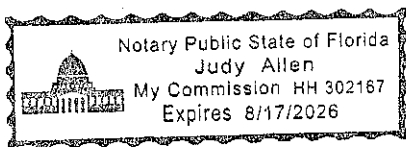
Sworn to and subscribed before me this **07/19/2023**

Judy Allen

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



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

RECEIVED
JUL 24 2023

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on August 24, 2023, at 3:30 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

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

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

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

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$528,464.00
COLLECTION COSTS @2%	\$11,243.91
EARLY PAYMENT DISCOUNTS @ 4%	\$22,487.83
TOTAL O&M ASSESSMENT	\$562,195.74

Lot Type	# of Units	Per Lot O&M	Irrigation
Townhomes	190	\$468.83	\$0
Single Family 20/55'	88	\$468.83	\$69.42
Single Family 60'	346	\$468.83	\$69.42
Single Family 65'	212	\$468.83	\$69.42
Single Family 70'	133	\$468.83	\$69.42
Single Family 80'	100	\$468.83	\$69.42
1069 TOTAL UNITS			

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

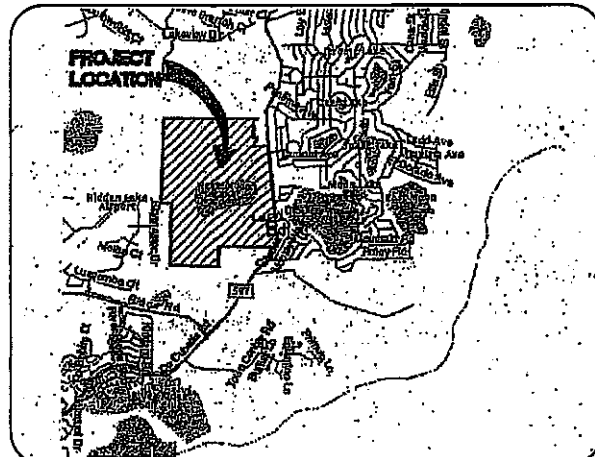
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff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

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

955-8770 (voice) for aid in contacting the District Manager's office.

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

Matthew Huber
District Manager



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

$$\}_{SS}$$

RECEIVED
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DB

Signature Affiant

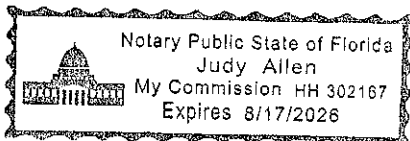
Sworn to and subscribed before me this .07/19/2023

and subscribed before me this .07/19/2023

Signature of Notary Public

Personally known ☒ or produced identification ☐

Type of identification produced _____



RECEIVED
JUL 24 2023

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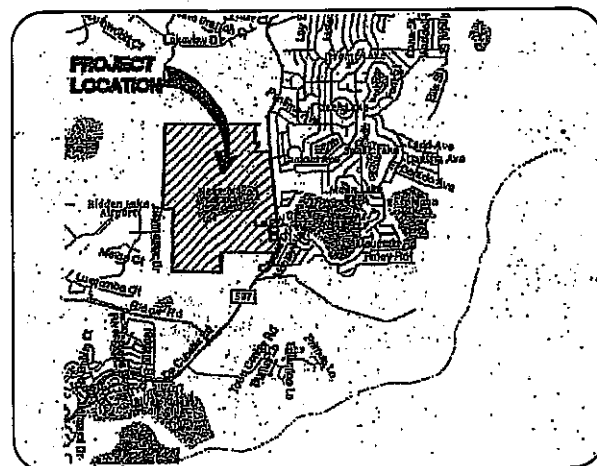
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Matthew Huber
District Manager



INVOICE

7/1/2023

Waters Edge Master HOA, Inc.

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

To:

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

Due Upon Receipt

Page 1 of 1

<u>Quantity</u>	<u>Vendor</u>	<u>Inv #</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
1	Ameriscape	5740	6/1/2023	JUNE LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
				QUARTERLY FLOWER ROTATION	\$ 1,114.80
				PEST CONTROL (AGRONOMY)	\$ 1,368.00
1	PSA	1397	6/1/2023	JUNE 1 INSPECTION	\$ 246.00
5	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum	\$ 150.00
				JUNE 2,9,16,23,30	
Total:					9,596.80



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 5740

Date	PO#
06/01/23	
Sales Rep	Terms
House Account	Net 30

Bill To

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

Property Address

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4055 - Quarterly Flower Rotation June 2023				\$2,787.00
#4381 - Landscape Management - Agronomy Program [Only] June 2023				\$3,420.00
#4383 - Landscape Management with Irrigation & Pruning June 2023				\$16,795.00
General Maintenance	\$	13,315.00		
Irrigation Inspections	\$	2,980.00		
Tree Trimming	\$	500.00		

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

Subtotal	\$23,002.00
Sales Tax	\$0.00
Total	\$23,002.00
Credits/Payments	(\$0.00)
Balance Due	\$23,002.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$39,797.00	\$18,358.39	\$0.00	\$0.00	\$0.00

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

PSA HORTICULTURAL

INVOICE

BILL TO

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

INVOICE # 1397

DATE 06/02/2023

DUE DATE 07/02/2023

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/01/2023	Water's Edge Landscape Inspection	June 2023 Landscape Inspection	1	615.00	615.00

We truly appreciate your business!

BALANCE DUE

\$615.00

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

APPROVED	
ASSOC	NAED
G/L #	8020-000
BK ACCT	
OPER	RESV
AMT	615.00



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

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

Bill Date **06/26/2023**
Amount Due **70.56**
Current Charges Due **07/18/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/19	78271	06/21	78619				348

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2023	33	11
May 2023	28	10
Jun 2022	32	10

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.

Previous Balance 63.75
Payment 63.75CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 348 KWH @ 0.05017 17.46
Fuel Adjustment 348 KWH @ 0.03500 12.18
FL Gross Receipts Tax 1.76

Total Current Charges 70.56
Total Due E.F.T. 70.56

DO NOT PAY

Total amount will be electronically transferred on or after 07/07/2023.



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: 06/26/2023

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 **07/07/2023**
TOTAL CHARGES DUE 70.56
DO NOT PAY

000218937800000705600000705608



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

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

Bill Date **06/26/2023**
Amount Due **40.16**
Current Charges Due **07/18/2023**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/19	11571	06/21	11571				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2023	33	0
May 2023	28	0
Jun 2022	32	0

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



2 0 0 9 6 1 6 7

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Previous Balance 40.16
Payment 40.16CR
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

DO NOT PAY

Total amount will be electronically transferred on or after 07/07/2023.



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

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Your Payment To Ensure Accurate Posting.

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Bill Date: 06/26/2023

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

Electronic Funds Transfer on or after **07/07/2023**
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 **06/26/2023**
Amount Due **43.66**
Current Charges Due **07/18/2023**

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
05/19	11269	06/21	11309				40

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2023	33	1
May 2023	28	1
Jun 2022	32	0

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



2 0 0 9 6 1 6 7

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Previous Balance 43.14
Payment 43.14CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 40 KWH @ 0.05017 2.01
Fuel Adjustment 40 KWH @ 0.03500 1.40
FL Gross Receipts Tax 1.09

Total Current Charges 43.66
Total Due E.F.T. 43.66

DO NOT PAY

Total amount will be electronically transferred on or after 07/07/2023.



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

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

Electronic Funds Transfer on or after **07/07/2023**
TOTAL CHARGES DUE 43.66
DO NOT PAY

000218938200000436600000436601



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

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

Bill Date **06/26/2023**
Amount Due **40.16**
Current Charges Due **07/18/2023**

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
05/19	25045	06/21	25045				0

Previous Balance 40.16
Payment 40.16CR
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
Jun 2023	33	0
May 2023	28	0
Jun 2022	32	0

BILLS ARE DUE
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WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/07/2023**
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 **06/26/2023**
Amount Due **1,758.59**
Current Charges Due **07/18/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2023	33	545
May 2023	28	511
Jun 2022	32	487

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



2 0 0 9 6 1 6 7

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

ELECTRIC SERVICE								
From	To							
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used	
05/19	18029	06/21	35999		89.46	89	17970	

Previous Balance 1,523.07
Payment 1,523.07CR
Balance Forward 0.00

Customer Charge	44.16
Demand Charge 89 KW @ 6.15000	547.35
Energy Charge 17,970 KWH @ 0.02750	494.18
Fuel Adjustment 17,970 KWH @ 0.03500	628.95
FL Gross Receipts Tax	43.95

Total Current Charges 1,758.59
Total Due E.F.T. 1,758.59

DO NOT PAY

Total amount will be electronically transferred on or after 07/07/2023.



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: 06/26/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	07/07/2023
TOTAL CHARGES DUE	1,758.59
DO NOT PAY	

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