



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Meeting
September 28, 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

September 20, 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, September 28, 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. August Done Report..... Tab 3
 2. September Report..... Tab 4
 3. ASI Irrigation Inspection Report..... Tab 5
 - E. District Manager
 1. Review of Financial Statement USC
- 4. BUSINESS ITEMS**
 - A. Consideration of Professional Technology Services Addendum.. Tab 6
 - B. Discussion of ITS and status of ongoing repairs
 - C. Update on Enumerate/NABR App
 - D. Discussion Regarding Re-Classification of FY22-23 Expenses
 - E. Acceptance of the FY 21-22 Audit Report..... Tab 7
 - F. Consideration of Field Related Proposals..... USC
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 24, 2023..... Tab 8
 - B. Consideration of Operation and Maintenance Expenditures For August 2023 Tab 9
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Matthew Huber

Matthew Huber, District Manager

Tab 1



MONTHLY REPORT

SEPTEMBER 1, 2023



WATERSEEDGE

Inspection Date:

August 24, 2023

Prepared For:

Matt Huber

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

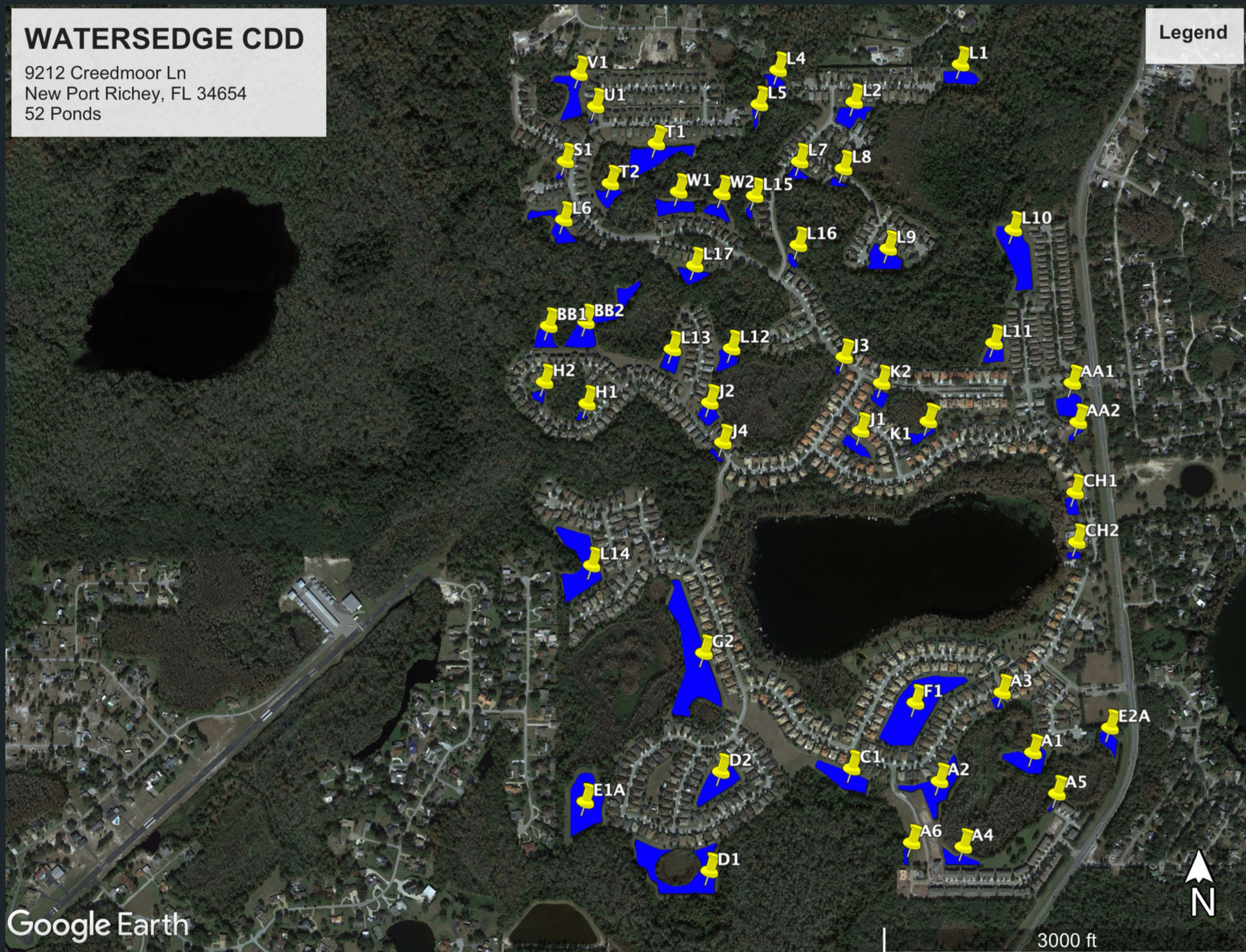
SUMMARY:

All ponds have been treated this month. Hopefully we will be getting some rain to bring these water levels up. Until water levels rise reoccurring algae blooms will continue and we will continue preventative treatments to keep these ponds looking good during the summer.

WATERSEGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend



Google Earth

3000 ft

AA1.



L10.



J3.



A3.



L13.



J2.



J4.



L7.



C1.



A2.



A4.



H1.



L13.



L2.



L9.



H2.



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 Spike rush and shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for Algae and 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 Algae and 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 shoreline vegetation.

L7: Was treated for Algae and shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for Algae and shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

POND TREATMENTS

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for shoreline vegetation.

L13: Was treated for Algae and shoreline vegetation.

L14: Was treated for Algae and shoreline vegetation.

L16: Was treated for Algae and shoreline vegetation.

L17: Was treated for Algae and shoreline vegetation.

J1: Was treated for Algae and shoreline vegetation.

J2: Was treated for Algae and shoreline vegetation.

J3: Was treated for Algae and shoreline vegetation.

J4: Was treated for Algae and shoreline vegetation.

K1: Was treated for Algae and shoreline vegetation.

K2: Was treated for Algae and shoreline vegetation.

H1: Was treated for Algae and shoreline vegetation.

POND TREATMENTS

H2: Was treated for Algae and 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 Algae and 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:**Pond F1 Littoral Shelf Maintenance and Planting Plan**

- Stantec restoration ecology group reviewed Pond F1 on September 14th for littoral shelf condition and to prepare for upcoming plantings. Ecology group observed great levels of revegetation of Polygonum Hydropiperoides (aka Smart Weed) as well as other beneficial species. Staff recommends reducing scope to install a smaller number and more diverse species than originally proposed. I am awaiting an update for installation date.

Ventana Landscape Ownership and Maintenance

- Stantec reviewed existing landscaping behind Ventana Townhomes along the entry walls separating the community with Moon Lake Road.
- Report of findings and maintenance responsibilities are attached.

Outfall Clearing and Erosion Restoration – Bellehaven Drive at Shelter Cove Loop

- Stantec responded to reports of a stormwater inlet backup along Bellehaven Drive, just west of Shelter Cove Loop on September 6th. Staff observed a blockage in the downstream outfall leading to a backup within the stormwater system and adjacent inlets. Because of the blockage, stormwater had begun overtopping the curb and flowing downstream into the wetland, causing erosion to the embankment.
- Stormwater Piping Jet/Vacuum cleaning contractor cleared the clogged pipes on September 23rd to allow positive discharge from the inlet into the wetland.
- Stantec recommends restoring the eroded embankment back to its original condition, clearing overgrown vegetation at the outfall, and installing rip rap to prevent future blockages.

FIELD OBSERVATION REPORT

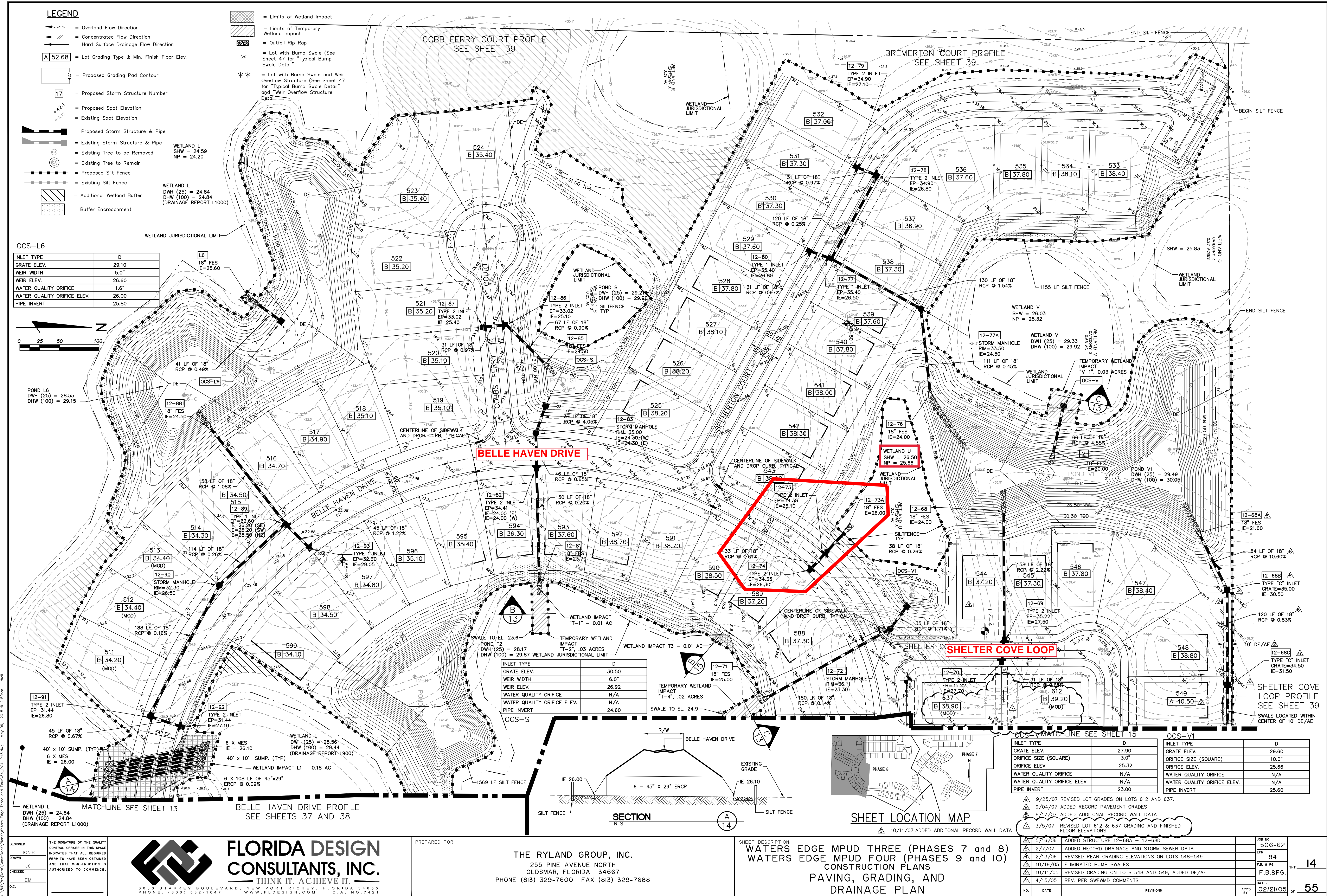
Date: September 6, 2023_____ Field Observation Report Number: 1
Project Name: Waters Edge – Bellehaven Drive Erosion and Outfall Clearing Report
Project Number: 238200185
Stantec Representative (s): Frank Nolte
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: ☒ Clear ☐ Partly Cloudy ☐ Heavy Clouds ☐ Fog
Rain: ☐ None ☐ Light ☐ Heavy ☐ Showers
Soil Conditions: ☐ Dry ☐ Wet ☐ Extremely Wet
Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Bellehaven Drive Erosion and Outfall 12-73A Clearing

General: A stormwater pipe vacuum/jetting contractor was on site to clear clogged 18" outfall pipe on September 13, 2023. While stormwater is now flowing freely into the adjacent wetland, Stantec recommends restoring the downslope from apparent erosion, caused by the clogged stormwater outfall. Stantec also recommends clearing all vegetation within a 6' radius of the outfall pipe to allow for unobstructed discharge to the wetland. We also recommend installation of rubble/rip rap to be installed downstream of the outfall as well to prevent future vegetation and sediment intrusion into the outfall pipe.

Approximate limits of erosion: 400 Square Feet. Recommend installing 2" of compacted topsoil to level out eroded embankment, then installing bahia sod to match surroundings.



LEGEND

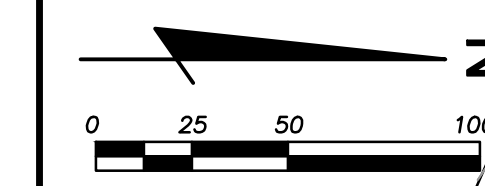
- Overland Flow Direction
- Concentrated Flow Direction
- Hard Surface Drainage Flow Direction
- Lot Grading Type & Min. Finish Floor Elev.
- Proposed Storm Structure Number
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Storm Structure & Pipe
- Existing Storm Structure & Pipe
- Existing Tree to be Removed
- Existing Tree to Remain
- Proposed Silt Fence
- Existing Silt Fence
- Additional Wetland Buffer
- Buffer Encroachment
- Limits of Wetland Impact
- Limits of Temporary Wetland Impact
- Outfall Rip Rap
- Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
- Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")

WETLAND L
SHW = 24.59
NP = 24.20

WETLAND L
DWH (25) = 24.84
DWH (100) = 24.84
(DRAINAGE REPORT L1000)

OCS-L6

INLET TYPE	D
GRATE ELEV.	29.10
WEIR WIDTH	5.0"
WEIR ELEV.	26.60
WATER QUALITY ORIFICE	1.6"
WATER QUALITY ORIFICE ELEV.	26.00
PIPE INVERT	25.80



POND L6
DWH (25) = 28.55
DWH (100) = 29.15

12-91
TYPE 2 INLET
EP=31.44
IE=26.80

WETLAND L
DWH (25) = 24.84
DWH (100) = 24.84
(DRAINAGE REPORT L1000)

MATCHLINE SEE SHEET 13

BELLE HAVEN DRIVE PROFILE
SEE SHEETS 37 AND 38

OCS-S

INLET TYPE	D
GRATE ELEV.	30.50
ORIFICE SIZE (SQUARE)	6.0"
ORIFICE ELEV.	26.92
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	24.60

WETLAND L
DWH (25) = 28.56
DWH (100) = 29.44
(DRAINAGE REPORT L900)

WETLAND IMPACT L1 - 0.18 AC

6 X MES
IE = 26.10

40' x 10' SUMP. (TYP)

6 X 108 LF OF 45"x29" ERCP
ERCP = 0.09%

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DESIGNED	JC/JB
DRAWN	JC
CHECKED	EM
A.C.	

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.



FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
3030 STARKES BOULEVARD, NW, SUITE 100, ATLANTA, GA 30328
PHONE: (404) 532-1047 WWW.FDCON.COM FAX: (404) 532-1048

PREPARED FOR:

THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

SHEET DESCRIPTION:
WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN

5/16/06			ADDED STRUCTURE 12-68A - 12-68D	JOB NO. 506-62	
2/7/07			ADDED RECORD DRAINAGE AND STORM SEWER DATA	EPN	
2/13/06			REVISED REAR GRADING ELEVATIONS ON LOTS 548-549	F.P. 84	
10/19/05			ELIMINATED BUMP SWALES	F.B.P.B.G.	
10/11/05			REVISED GRADING ON LOTS 548 AND 549, ADDED DE/AE	SHT. 14	
4/15/05			REV. PER SWFWMND COMMENTS	F.B.P.B.G.	
NO.	DATE	REVISIONS		DATE	
				APPROVED BY 02/21/05	OF 55

Surrounding Area



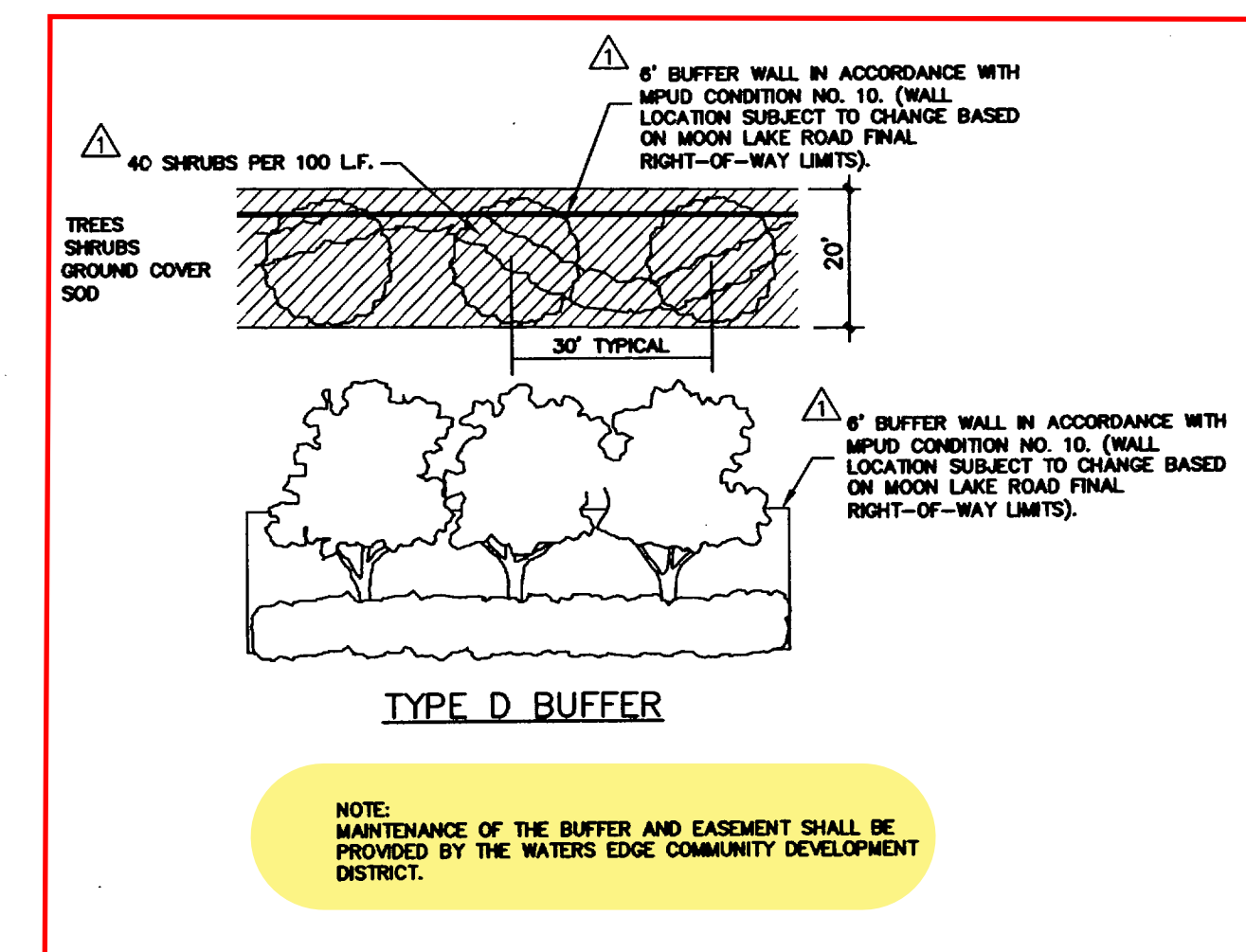
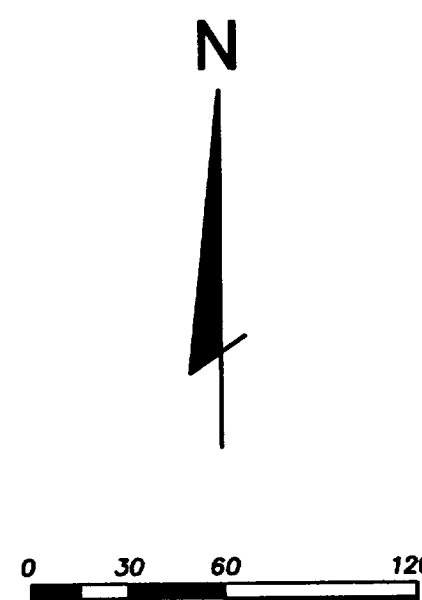




OUTFALL
LOCATION

LEGEND

- BOUNDARY LINE
- - - PROPOSED 4' SIDEWALK
- - - WETLAND LINE
- ⊙ PROPOSED BUFFER TREE
- ⊙ 17" EXISTING TREE TO REMAIN
- ⊗ 17" EXISTING TREE TO BE REMOVED

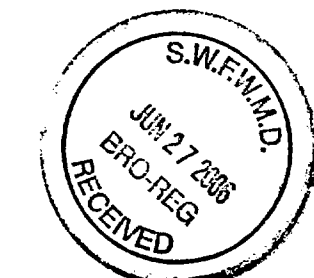


- CDD Owned Landscape Area
- Master Assoc. Owned Right of Way

PLANT LIST:

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
18	QUERCUS VIRGINIANA	LIVE OAK	10'-12' HT., 2" CAL.

44026810.007



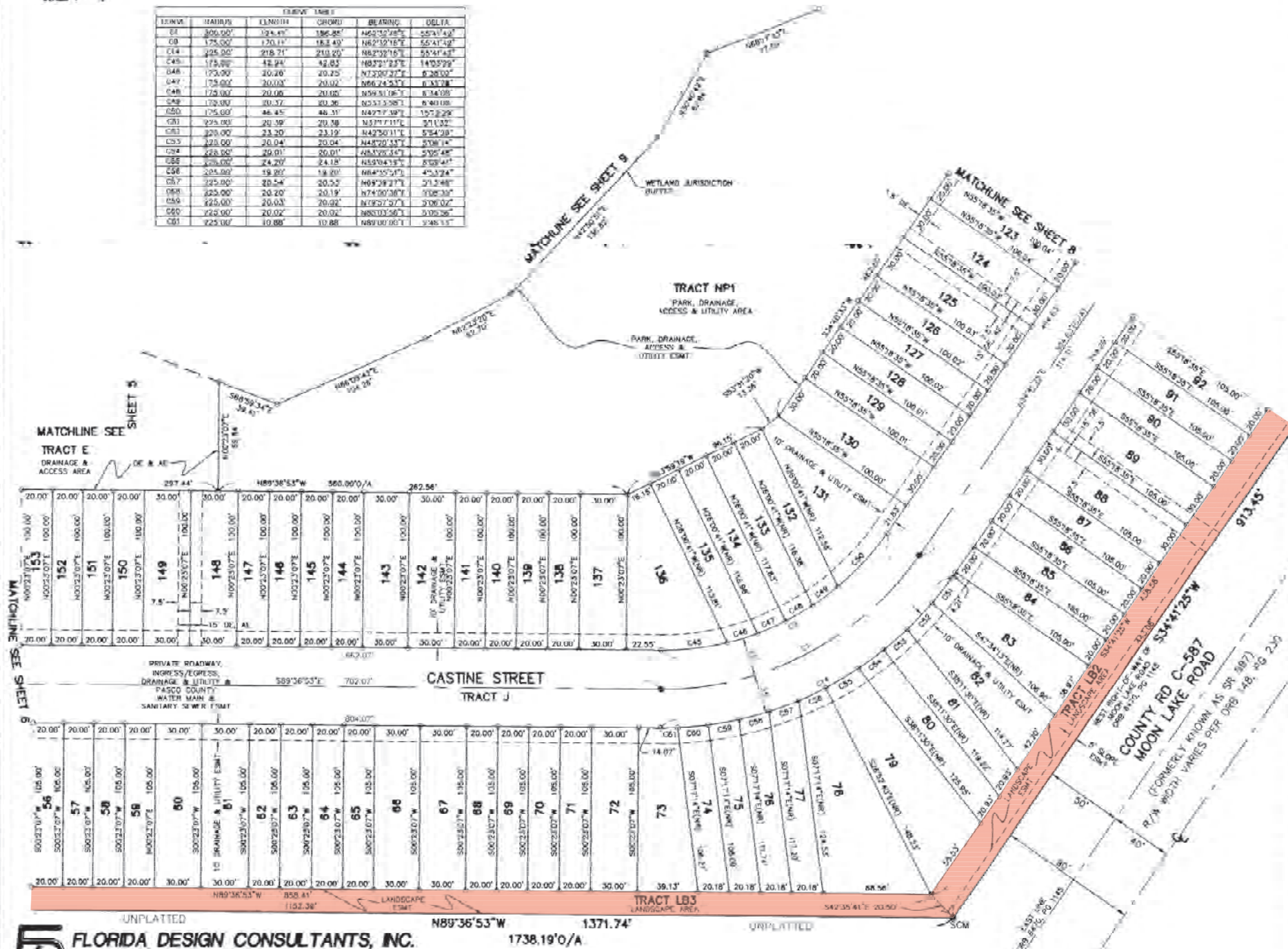
Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations as noted on the plans. Plans with Contractors furnished data noting elevations must be along the Construction Phase.

DESIGNED: RDR DRAWN: JCS CHECKED: EM O.C.	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	 FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS <small>3030 Starkey Blvd., New Port Richey FL 34655 Tel. (727) 849-7588 - Fax. (727) 848-3648</small>	PREPARED FOR: THE RYLAND GROUP, INC. 255 PINE AVENUE NORTH OLDSMAR, FLORIDA 34667 PHONE (813) 329-7600 FAX (813) 329-7688	SHEET DESCRIPTION: WATERS EDGE TOWNHOMES (WATERS EDGE MPUD PARCEL 15) CONSTRUCTION PLANS PEDESTRIAN ROUTING AND LANDSCAPE BUFFER PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th><th>DATE</th><th>REVISIONS</th></tr> <tr> <td>1</td><td>1/24/06</td><td>REVISED SIDEWALK LOCATIONS FOR ELIMINATED ADDITIONAL PARKING</td></tr> <tr> <td>2</td><td>1/05/06</td><td>REVISED STREET NAMES</td></tr> <tr> <td>3</td><td>11/04/05</td><td>ADDED ADDITIONAL PARKING</td></tr> <tr> <td>4</td><td>5/18/05</td><td>REVISED TYPE D BUFFER DETAIL</td></tr> </table>	NO.	DATE	REVISIONS	1	1/24/06	REVISED SIDEWALK LOCATIONS FOR ELIMINATED ADDITIONAL PARKING	2	1/05/06	REVISED STREET NAMES	3	11/04/05	ADDED ADDITIONAL PARKING	4	5/18/05	REVISED TYPE D BUFFER DETAIL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PR. NO. 506-67</td><td>84</td></tr> <tr> <td>F.B. & PG. F.B. & PG.</td><td>8</td></tr> <tr> <td>DATE: 1/31/05</td><td>24</td></tr> </table>	PR. NO. 506-67	84	F.B. & PG. F.B. & PG.	8	DATE: 1/31/05	24
NO.	DATE	REVISIONS																									
1	1/24/06	REVISED SIDEWALK LOCATIONS FOR ELIMINATED ADDITIONAL PARKING																									
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DATE: 1/31/05	24																										

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A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 55 PAGE 125[illegible]

5

FLORIDA DESIGN CONSULTANTS, INC.

1620 Stanley Road, New Port Richey FL 34653
Tel. (727) 848-7500 Fax. (727) 848-3585

Certificate of Authorization Number: LB 6707, State of Florida
JUNE 2010

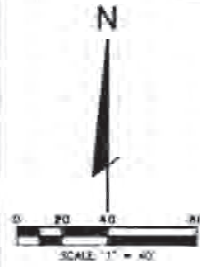
SHEET 7 OF 10

VENTANA TOWNHOMES AT WATERS EDGE

VENTANA TOWNHOMES AT WATERS EDGE

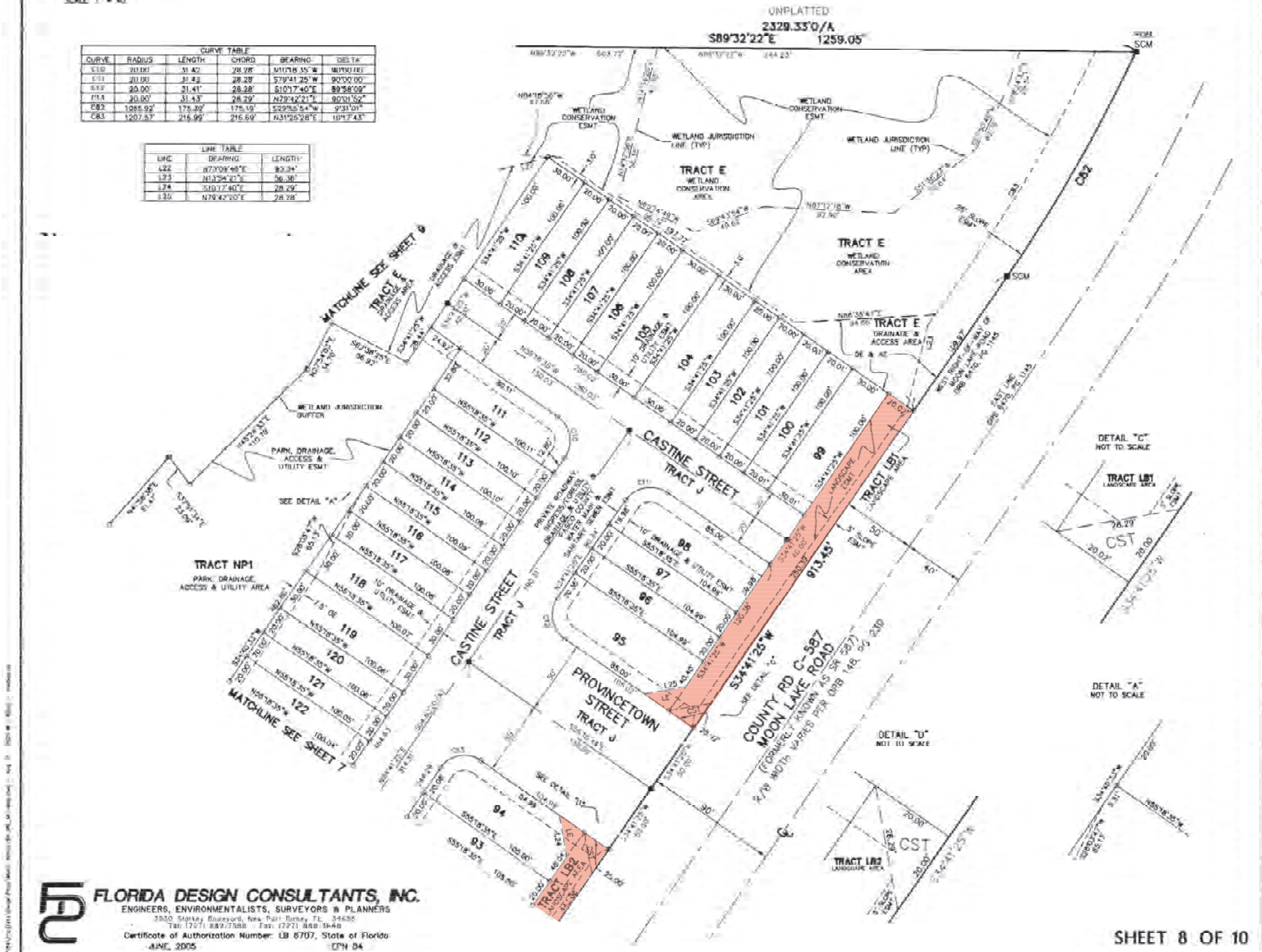
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **55** PAGE **126**



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C10	20.00'	31.42'	28.28'	N10°18'35" W	89°00'00"
C11	20.00'	31.42'	28.28'	S79°41'25" W	90°00'00"
C12	20.00'	31.41'	28.28'	S10°17'40" E	89°58'09"
C13	20.00'	31.43'	28.29'	N79°42'21" E	90°01'52"
C14	1085.92'	175.39'	175.19'	S29°55'54" W	9°31'01"
C15	1207.57'	216.99'	216.69'	N31°25'28" E	10°17'43"

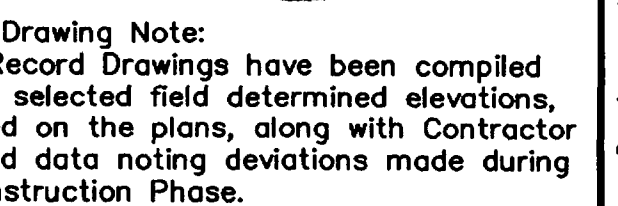
LINE TABLE		
LINE	BEARING	LENGTH
L22	S77°08'48" E	82.34'
L23	N13°24'20" E	56.36'
L24	S10°17'40" E	28.29'
L25	N79°42'20" E	28.28'



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3350 Stanley Boulevard, New Port Richey, FL 34655
Tel: (727) 880-7888 Fax: (727) 880-3448
Certificate of Authorization Number: LB 6707, State of Florida
JUNE, 2005 EPH 04

SHEET 8 OF 10

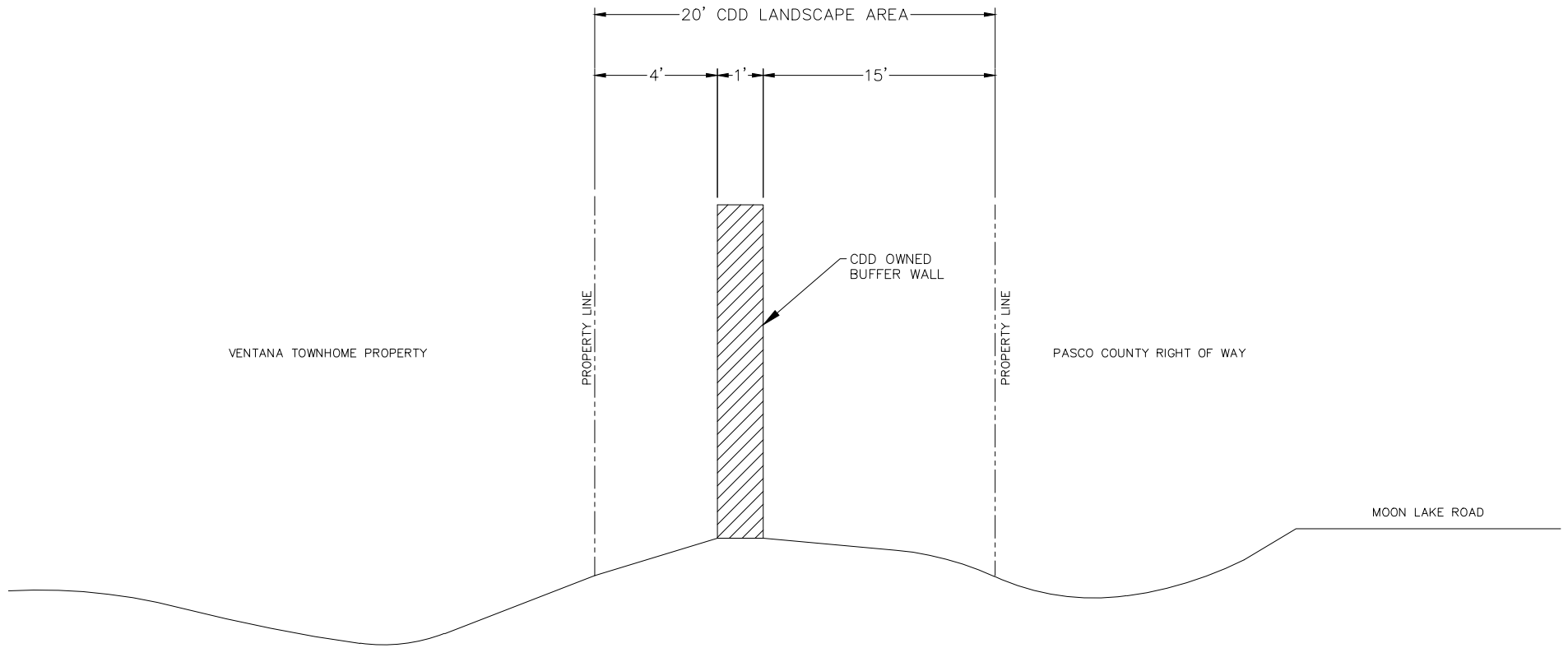
VENTANA TOWNHOMES AT WATERS EDGE



<input checked="" type="checkbox"/>	4/26/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA					
<input checked="" type="checkbox"/>	4/4/06	REVISED STORM SEWER ON LOTS 95-98 TO ADD YARD DRAINS, ADS PIPES, AND DRAINAGE SWALE					
<input checked="" type="checkbox"/>	3/9/06	ADDED DRAINAGE EASEMENT WITH SWALE ON LOTS 78-98. RELOCATED GRATE INLET "A", ADDED INLET "9A" WITH CONNECTION TO INLET "9". GRADED SWALE ON LOT 99. ADDED ENTRANCE SIGN LOCATION AND LANDSCAPE WALL.					
<input checked="" type="checkbox"/>	2/15/06	ADDED DOUBLE DRIVEWAYS ON SELECTED LOTS					
<input checked="" type="checkbox"/>	1/21/06	REMOVED ADDITIONAL PARKING SPACES WITHIN LOTS 98, 118, 119, & 136					
<input checked="" type="checkbox"/>	1/19/06	ADDED SUPPLEMENTARY REAR AND FRONT LOT SPOT ELEVATIONS					
<input checked="" type="checkbox"/>	1/05/06	REVISED STREET NAMES					
<input checked="" type="checkbox"/>	11/04/05	ADDED ADDITIONAL PARKING					
<input checked="" type="checkbox"/>	4/4/05	STORMWATER MODIFIED TO REMOVE SECTION ON CASTINE		EM		F.B.&P.G.	SHT. II
		DRIVE & PER SFWMD COMMENTS					
APP:	DAT:						
DES:	CRT:						
CHK:	DATE:						

Edward Mazur, Jr.
JUN 28 2006
FL-PL-100-2

JOB NO. 006-67
 EPN 84
 F.B. & P.G.
 DATE: 12/14/06
 24





4' to Wall
CDD Owned
Landscape Area







Master Assoc.
Maintained R/W



Master Assoc.
Maintained R/W



4' to Wall
CDD Owned
Landscape Area

(d) any proposed action which would require the consent of a specified percentage of mortgage holders.

Such approval need not be evidenced in writing and the recording, filing or dedication, as appropriate, shall be presumed to have such approval when made.

ARTICLE X - USE RESTRICTIONS

Section 1. Residential Use. All of the Subdivision shall be known and described as residential property and no more than one attached, single-family Dwelling may be constructed on any Lot, except that more than one Lot may be used for one Dwelling, in which event, all Restrictions shall apply to such Lots as if they were a single Lot, subject to the easements indicated on the Plat and the easement reserved in Section 4 of this Article.

Section 2. Structures. No residence or structures, of any kind, shall be erected nearer than permitted by the setback lines shown on the Plat. Above ground swimming pools are prohibited.

Section 3. Dwelling. No Dwelling shall have a floor square foot area of less than eleven hundred (1100) square feet, exclusive of screened area, open porches, terraces, patios and garages. All Dwellings shall have at least one (1) inside bath. A "bath", for the purposes of this Declaration, shall be deemed to be a room containing at least one (1) shower or tub, and a toilet and wash basin. All Dwellings shall have at least a one (1) car garage attached to and made part of the Dwelling. No Dwelling shall exceed two and one-half (2 1/2) stories nor forty-five (45) feet in height. All Dwellings shall be constructed with concrete driveways and grassed front, side and rear lawns. Each Dwelling shall have a shrubbery planting in front of the Dwelling.

Section 4. Lot Owner's Responsibility for Boundary Walls. Lot Owners other than Declarant shall not alter or modify any boundary wall installed by the Developer, including, without limitation, the color of such boundary wall. The responsibility for maintenance, repair or painting of the interior and exterior of a wall pursuant to this Article shall not be the responsibility of the Lot Owner, but shall be the responsibility of the CDD or Master Association, as the case may be, and shall be a Common Expense. The CDD and/or the Master Association shall have a right of entry upon an Owner's Lot for such purpose shall not constitute a trespass.

Section 5. Use of Accessory Structures. Other than the Dwelling and its attached garage, no tent, shack, barn, utility shed or building shall, at any time, be erected and used on any Lot temporarily or permanently, whether as a residence or for any other purpose; provided, however, temporary buildings, mobile homes, or field construction offices may be used by Declarant and its agents in connection with its operations. No recreation vehicle may be used as a residence or for any other purpose on any of the Lots in the Properties.

Section 6. Commercial Uses and Nuisances. No trade, business, profession or other type of commercial activity shall be carried on upon any Lot, except as hereinafter provided for Declarant and except that real estate brokers, Owners and their agents may show Dwellings for sale or lease; nor shall anything be done on any Lot which may become a nuisance, or an unreasonable annoyance to the neighborhood. Every person, firm or corporation purchasing a Lot recognizes that Declarant, its agents or designated assigns, have the right to (i) use Lots or houses erected thereon for sales offices, field construction offices, storage facilities, general business offices, and (ii) maintain fluorescent lighted or spotlight furnished model homes in the Properties open to the public for inspection seven (7) days per week for such hours as are deemed necessary. Declarant's rights under the preceding sentence shall terminate on December 31, 2015, unless prior thereto Declarant has indicated its intention to abandon such rights by recording a written instrument among the Public Records of Pasco County, Florida. It is the express intentions of this Section that the rights granted Declarant to maintain sales offices, general business offices and model homes shall not be restricted or limited to Declarant's sales activity relating to the Properties, but shall benefit Declarant in the construction, development and sale of such other property and Lots which Declarant may own.

Tab 3

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	August 21, 2023
Client:	Water's Edge HOA/CDD-Jason Peterson, Mickey McCarthy
Manager:	None
	Ameriscape-Jame Wade
	PSA-Tom Picciano

This landscape inspection report and subsequent ones will serve as 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 September 6, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on September 7, 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 neatly mowed, edged, and trimmed in accordance with the specifications. The majority of the bed lines were nicely soft edged. Be certain that line trimming or mowing is performed all the way back to each woodline. The grass should not be high against the edge on any woodline.

3 TURF COLOR

Belle Haven entry and exit- turf color ranged from a lightly mottled medium green to a consistent medium green.

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

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

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

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

 - Hort
 - Maintenance
 - Irrigation
 Account Manager

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

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

August

August



July

July



June

June

June



May



May



May



2 TURF DENSITY

Clubhouse left side-soil is eroding. Install Bahia sod. Some of the turf has filled in and will require less sod. **WARRANTY WORK.**

Barn-turf density is poor. This area should be seeded with tri-mix seed. Seeding has been approved.

Belle Haven gate-the density was good but there were a few bare sections on the entry and exit sides. Some of it may be warranty work. We will review this area in September.

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 was fair.

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

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

Common area Bahia grass-the turf density was good. The summer rains have thickened the turf.

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

Slidell-the density was good.

Front of basketball court-the density was poor. It has severely declined over the past month.

2 TURF WEED CONTROL

✓ Most of the viable St. Augustine turf had some broadleaf and grassy weeds and did not require immediate attention. The volume of broadleaf weeds did not appear to increase but the amount of crabgrass did. The broadleaf weed activity can be controlled once the weather cools in the fall and the crabgrass will die off in cooler temperatures and then it's germination should be controlled with pre-emergent herbicide.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

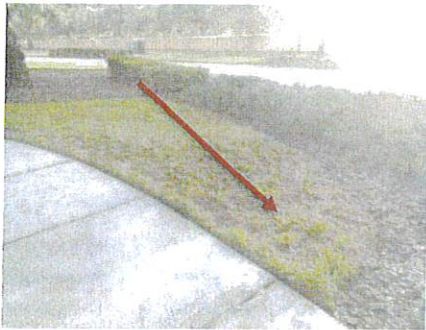
Belle Haven entry inside gate-possible disease activity. Light green in color.

Clubhouse left front- possible disease activity in turf by large oak. Light green in color.

Basketball court and streetlight area by basketball court-replace dead turf. WARRANTY WORK. *Photo below.*



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



The turf was mowed at the correct height with sharp blades, leaving a clean and precise cut. Both the color and density were strong in most areas of the St. Augustine and Bahia turf, though the density was only fair in a few high visibility locations. There was a slight improvement in color since the July inspection. The broadleaf weed volume did not increase but the amount of crabgrass did increase. The turf appears to be receiving sufficient irrigation. There were some signs of insect and/or disease activity. New warranty sod will need to be installed.

2 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven exit inside gate-monitor health of viburnum hedge. Defoliation of upper outer and lower leaves. *Photo below.*



Clubhouse left front-dead Washingtonia palm needs to be removed. Photo below



Proposal submitted
and approved

Clubhouse left side pool-two Washingtonia palms appears to be in decline. Photo below



Proposal submitted
and approve

Clubhouse left side pool-remove dead azaleas. ✓

Completed

11727 Bell Haven-treat Fakahatchee grass for spider mites. ✓

Completed

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

Completed

Slidell exit gate-remove dead and/or declining plants. ✓

Completed

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

To be completed next week



3 BED WEED CONTROL

Bed and crack weeds were well managed. ✓

Completed

Belle Haven monument-remove bed weeds ✓ completed

Belle Haven exit gate-remove bed weeds from juniper ✓ completed

Clubhouse left front-remove bed weeds by large oak. will be completed next week

Clubhouse parking lot-remove vines from schilling hollies. ✓ completed

2 IRRIGATION MANAGEMENT

11719 Belle Haven-dripline break. Photo below.

~~will be completed next week~~ - Completed

11644 Belle Haven-dripline break. Photo below.

~~will be completed next week~~ - Completed



11718 and 11726-dripline break.

~~will be completed next week~~ - completed

Clubhouse left side behind pond- fill in hole from irrigation repair. Photo below. ✓

Completed



3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having "holes" in it and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Most of the shrubs were neatly pruned and did not require pruning outside of the normal rotational cycle.

Clubhouse left front-prune back schilling hollies to allow access to water meters and to allow pool maintenance company easier access to pool equipment. ✓

Completed

Belle Haven odd side median-tip back jasmine. ✓ Completed

Belle Haven entry gate-tip back jasmine. ✓ Completed

3 TREE PRUNING

Bridgeton park-elevate low hanging branch over the sidewalk. ✓ Completed

11447 Pennsville common ground-remove low hanging branches and vines. Photo below. ✓ Completed



Creedmoor pump station at barn-remove dead fronds from palm trees up to contractual height. Photo below. ✓ Completed



3 CLEANUP/RUBBISH REMOVAL

Moon Lake wall-clean up litter and vegetative debris from beds and lawn. ✓ Completed

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display was performing well in both locations. Most of the bed space was filled up with flowers. The plants were healthy, and the coleus required some minor pinching back. Remove bed weeds. Some flowers were missing from Belle Haven bed. Photo below.

Completed

August



August



CARRIED FORWARD FROM PRIOR MONTH

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

PASSED INSPECTION

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

FOR MANAGER

None

PROPOSALS

NEW Clubhouse north end of parking lot on both sides. Removal of existing juniper. Installation of sod, crape myrtles, azaleas and jasmine. Basketball court planting is one proposal and the east and west side of parking lot is another proposal.

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

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

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 mowed and trimmed in accordance with the specifications. There was a slight increase in color over the past month. The overall density of the turf was strong, but a number of high visibility areas had dead patches. The volume of broadleaf turf weeds was not high, but the crabgrass volume did increase. There were indications of insect or disease activity in the turf and more warranty sod will need to be installed. Most of the shrubs were healthy and required normally scheduled pruning. The health of three palms at the clubhouse were suspect. These palms will need to be removed. Some palm and hardwood pruning were necessary. The bed and crack weed control were good. The turf, shrubs and flowers were receiving sufficient irrigation. A few irrigation issues needed to be addressed immediately. The seasonal flower display was providing a positive curb appeal at both locations.

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

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	September 7, 2023
Client:	Water's Edge HOA/CDD-None
	Manager:Rocco Iervasi
	Ameriscape-James Wade
	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 September 25, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on September 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 in process of being mowed. The blades were sharp leaving a clean and precise cut. The line trimming was performed at the same height as the mowing. Some of the hard edging was missed or not performed thoroughly along Slidell and the large, wooded island on Belle Haven The bed lines were neatly defined and properly soft edged. The grass should not be high against the edge on any wood lines.

Slidell-hard edging was not performed thoroughly. *Photo below.*



Belle Haven wooded island- hard edging was not performed thoroughly.

Bridgeton park-line trim or mow deeper into wood lines on both sides of the road. *Photo below.*



3 TURF COLOR

Belle Haven entry and exit- turf color still ranged from a lightly mottled medium green to a consistent medium green.

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

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

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

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

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

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

September

September



August



August



July



July



June



June



June



2 TURF DENSITY

Clubhouse left side-soil is eroding. Install Bahia sod. Some of the turf has filled in and will require less warranty sod. High visibility area.

Barn-turf density is poor. This area has been seeded.

Belle Haven gate-the density was good but there were some bare sections on the entry and exit sides. Some warranty work is needed. High visibility area.

Moon Lake Road-the density was good. Turf is made up of various grass types and weed growth.

Clubhouse front left side and berm area-the front left side density was good. The berm density was 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 was strong.

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

Slidell-the density was strong.

Front of basketball court-the density was poor. It will need to be replaced under warranty. High visibility area.

2 TURF WEED CONTROL

Clubhouse left front-crabgrass infestation beginning in turf panel at large oak.

Slidell entry-crabgrass infestation beginning in turf panels on entry and exit side.

Belle Haven-entry crabgrass infestation beginning in turf panels on entry and exit side

Most of the viable St. Augustine turf had some broadleaf and grassy weeds and did not require immediate attention. The volume of broadleaf weeds did not appear to increase but the amount of crabgrass did. The broadleaf weed activity can be controlled once the weather cools in the fall and the crabgrass will die off in cooler temperatures and then its germination should be controlled with pre-emergent herbicide.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven inside of entry pedestrian gate-possible disease activity. Turf is discolored.

Belle Haven inside of entry pedestrian gate-replace dead turf along sidewalk. **WARRANTY WORK.**

Clubhouse left front- possible disease activity in turf by large oak. Turf is discolored.

Basketball court and streetlight area by basketball court-replace dead turf. **WARRANTY WORK.**

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

The turf was neatly mowed with sharp blades and at the correct height for proper growth. Both the color and most of the density remain stable over the past month. Both were relatively strong. Unfortunately, the density issues centered around high visibility areas. The broadleaf and grassy weed volume was high in some of the more visible turf panels. The broadleaf weeds can be controlled once the weather cools and the crabgrass will die off in the winter and will be controlled with pre-emergent herbicide applications. There did appear to be some disease activity. New warranty sod will need to be installed very soon.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Slidell exit gate-remove dead or severely declining plants.

11652 Belle Haven median-remove dead or severely declining plants.

Clubhouse left front-Washingtonia palm is dead and need to be removed.

Clubhouse left side-two Washingtonia palms are dead and need to be removed.

Clubhouse dumpster area-straighten new magnolia.

Clubhouse dumpster area-remove dead or severely declining plants.

Belle Haven exit inside gate-continue to monitor health of viburnum hedge. *Photo below.*



Belle Haven entry-replace declining magnolia. **WARRANTY WORK.**

3 BED WEED CONTROL

Bed and crack weeds were well managed.

Belle Haven median-remove bed weeds from jasmine.

Belle Haven exit pump station-remove weed tree from wax myrtle.

Boat ramp-remove bed weeds and scrape out silt that weeds are growing in.

2 IRRIGATION MANAGEMENT

Belle Haven monument median-irrigation break in juniper at rear endcap.

Slidell-irrigation break on both sides of median. *Photo below.*



11718 and 11726-dripline break.

11719 Belle Haven-dripline break. *Photo below.*

11644 Belle Haven-dripline break. *Photo below.*

August

September



3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Most of the shrubs were neatly pruned and did not require pruning outside of the normal rotational cycle.

Clubhouse left front-prune back schilling hollies to allow access to water meters and to allow pool maintenance company easier access to pool equipment.

Front of clubhouse-prune arboricola to encourage bushier growth.

3 TREE PRUNING

Veterans park-remove dead fronds from jelly palm by wall.

Boat ramp-cut back pepper tree.

3 CLEANUP/RUBBISH REMOVAL

Moon Lake wall-clean up litter and vegetative debris from beds and lawn.

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display was still providing a colorful display in all locations. Most of the bed space was filled up with flowers. The plants were healthy, and the coleus required some minor pinching back. Remove bed weeds. Some flowers were missing from Belle Haven bed. *Photo below.*

September



September



August



August



CARRIED FORWARD FROM PRIOR MONTH

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

PASSED INSPECTION

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

FOR MANAGER

None

PROPOSALS

NEW Clubhouse-remove three dead Washingtonia palms.

Clubhouse north end of parking lot on both sides. Removal of existing juniper. Installation of sod, crape myrtles, azaleas and jasmine. Basketball court planting is one proposal and the east and west side of parking lot is another proposal.

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

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

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

SUMMARY

ASI performed to contractual standards for this inspection. The turf was properly mowed and trimmed. Some of the hard edging needed to be improved. Both the color and most of the density remained strong over the past month. Unfortunately, the density issues centered around high visibility areas. The broadleaf and grassy weed growth was high in certain turf panels and will need to be controlled when the time is appropriate. There did appear to be some disease activity which will need to be monitored and treated as necessary. There were no signs of significant insect activity. Warranty sod needs to be installed. Most of the shrubs were healthy and did not require any immediate pruning outside of their normally scheduled routine. Three palms at the clubhouse are dead and need to be removed. Some minor hardwood and palm pruning was necessary. The bed weeds were well managed. There were some irrigation issues that need immediate attention. The seasonal flower display was still providing strong curb appeal.

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

Signature_____

Print Name _____

Company_____

Date_____

Tab 5



Job Name: Water Edge

Upd

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 9/12/23

Page #: 1 of 3

Technician Name: Mario

Property Manager:

Program A	Start Times: <u>7:00 AM</u>	Run Days: <u>M T W T F S S</u>	Seasonal Adjust: <u>100</u> %	Weather Sensor Present: <u>YES</u> NO	
Program B	<u>3:00 AM</u>	<u>M T W T F S S</u>	%		Weather Sensor Operational: Working <u>Not Working</u>
Program C	<u>7:00 AM</u>	<u>M T W T F S S</u>	%		
Program D	<u>3:00 AM</u>	<u>M T W T F S S</u>	%		
Controller Make & Model: <u>Hunter Acc</u>					
Controller Status: <u>WORKING</u>				DO WE HAVE A ZONE MAP? <u>YES</u> NO	
POC info: <u>Potable Water</u> <u>Reclaim Water</u>					
Pump Status & Type: <u>PRESSURIZED</u> <u>PUMP START</u> <u>CENTRIFUGAL</u> <u>SUBMERSIBLE</u>					

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>LS</u>	<u>LS</u>	<u>S</u>				<u>S</u>	<u>LS</u>			<u>LS</u>	<u>S</u>	<u>LS</u>	<u>S</u>	
Annuals, Shrub, Turf		<u>S</u>	<u>T</u>	<u>T</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>30</u>	<u>45</u>	<u>45</u>								<u>45</u>				
Run Time [Program:]																
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone				<u>30</u>				<u>30</u>	<u>30</u>	<u>30</u>						
Zone Faults or Alarms												<u>30</u>	<u>30</u>	<u>30</u>		
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								<u>1</u>					<u>2</u>			
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments: 1 Need extra drip and fitting to reconnect an area w/ get it water by Reclaim Pump

you contact the CRM? YES / NO



Job Name: Water Edge

Updated 10/25/1

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 9/12/23

Page #: 2 of 3

Technician Name: Harrio

Property Manager:

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

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

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							D	D	D	R	R		D			S
Annuals, Shrub, Turf							S	SA	SA	T	T/S		S			T/S
Run Time [Program:]													30			
Run Time [Program:]										45	35					
Run Time [Program:]							30	30								30
Battery Pack/Doubler/Add-a-Zone																30
Zone Faults or Alarms								30	30							20

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																1
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																OK

Additional Comments:

Did you contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?



Job Name: Water Edge

Updated 10/25/18

Controller Name: A

INSPECTION REPORT

Date: 9/12/23

Page #: 3 of 3

Technician Name: Ularico

Property Manager:

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

Controller Status: WORKING

POC info: 3:00 AM
7:00 PM

Pump Status & Type:

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

Weather Sensor Present: YES NO

Weather Sensor Operational: Working Not Working

DO WE HAVE A ZONE MAP? YES NO

Zone Number	33	34	35	36	37	38	39	40	41	56	BP
Spray, Rotor, MP, Drip, or Bubbler	S	N	R	S	D				D	R/S	D
Annulars, Shrub, Turf	T	S/A	T	S	S				S	S/H	ST
Run Time [Program:]											
Run Time [Program:]											
Run Time [Program:]											
Battery Pack/Doubler/Add-a-Zone	30	35		60	60			60	30		
Zone Faults or Alarms	20		45	60	60			60	30		
Contract/Maintenance [No Charge]:	Circled items have been completed										
Maintenance Repairs											
Partial Clogged Nozzles											
Head Straightened											
Head Adjusted											
Billable Repairs or Upgrades:	Circled items have been completed										
Head Broken - 6" spray											
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											
Regulated Valve Box											
Head - Inoperative/Sticking											
See Comments											
Additional Comments:											



Job Name:

Waters Edge

Updated 10/25/18

Controller Name:

B = Club House

IRRIGATION INSPECTION REPORT

Date:

9/12/23

Page #:

1

of

3

Technician Name:

Jose

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program A	3 AM	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program B	7 PM	M T W T F S S	100 %	Weather Sensor Operational:
Program C	7 PM	M T W T F S S	100 %	<input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working
Program D	7 PM	M T W T F S S	100 %	
Controller Make & Model:	4 AM 0 00 0 100			
Controller Status:	Hunter ACC 2 2 wire			
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	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 Bubblers	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	T	T	T	S
Run Time [Program: A B]	45			45	15			15						45	45	
Run Time [Program: C D]		25	25		25	25	25		50	50	40	20	25			25
Run Time [Program: I E]									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 MS																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head Remove Cap																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments:

1- Remove broken bubbler & capped
2- Lateral break between excessive roots & under 2 other lines

I contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?

Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 9/12/23 Page #: 2 of 3Technician Name: Jose

Property Manager:

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

DO WE HAVE A ZONE MAP?
YES
NO

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

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 = lateral break somewhere under 2 1/2" main and under concrete bags
2 = valve was stuck open for over an hour, throttle adjust and was able to closed it, might be a valve to keep an eye on.

Did you contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?

Controller Name: B = Club House

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 9/12/23 Page #: 3 of 3

Page #: 3 of 3

Technician Name: Jose

Property Manager:

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

[illegible]

Additional Comments:



Job Name: Water Edge Updated 10/25/18

Controller Name: C = left Station

IRRIGATION INSPECTION REPORT

Date: 9/12/23 Page #: 1 of 2

Technician Name: Justin

Property Manager:

Program A	Start Times: <u>7:00pm</u>	Run Days: <u>M T W T F S S</u>	Seasonal Adjust: <u>100</u> %	Weather Sensor Present: <u>YES</u> NO Weather Sensor Operational: <u>Working</u> Not Working
Program B	<u>7:00pm</u>	<u>M T W T F S S</u>	<u>100</u> %	
Program C		<u>M T W T F S S</u>	%	
Program D		<u>M T W T F S S</u>	%	
Controller Make & Model:		<u>Hunter Acc</u> <u>2 wire</u>		DO WE HAVE A ZONE MAP? <u>YES</u> NO
Controller Status:		<u>WORKING</u> NOT WORKING		
POC info:		Potable Water	Reclaim Water	
Pump Status & Type:		<u>PRESSURIZED</u>	<u>PUMP START</u> CENTRIFUGAL SUBMERSIBLE	

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	19	20
Spray, Rotor, MP, Drip, or Bubbler	<u>5</u>	<u>2</u>	<u>2</u>	<u>?</u>	<u>5</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>5</u>	<u>5</u>	<u>?</u>	<u>?</u>
Annuals, Shrub, Turf	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>
Run Time [Program: <u>A</u> 1]	<u>20</u>	<u>40</u>	<u>40</u>	<u>05</u>	<u>20</u>	<u>20</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>20</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
Run Time [Program: <u>B</u> 1]										<u>20</u>	<u>40</u>		<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
Run Time [Program: <u>I</u> 1]																	
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										<u>3</u>							
Head Straightened																	
Head Adjusted										<u>3</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		<u>2</u>															
Upgrade to 6" Pop Up-Turf																	
Upgrade to 12" Pop Up-Shrub																	
Nozzle - Spray										<u>1</u>							
Nozzle - MP rotator																	
Tap Line Break <u>Main</u>					<u>2"</u>				<u>2"</u>								
Lateral Line Break																	
Relocation/Add Head																	
Head Raised/Lowered-Turf																	
Head Raised/Lowered-Shrub																	
Damaged Valve Box																	
Valve - Inoperative/Sticking				<u>1</u>													
Other-See Comments				<u>1</u>	<u>2</u>				<u>3</u>								

Additional Comments: 1 = station 4, 19, 20 have comm. failure
2 = 2" broken elbow going down under harness road
3 = 2" broken tee going to 2 valves

Did you contact the CRM? YES/NO

Did you : Speak on Phone / Text / Email?



Job Name:

Water Edge

Updated 10/25/18

Controller Name:

Timer D = Park

IRRIGATION INSPECTION REPORT

Date:

9/12/23

Page #:

1

of

Technician Name:

Sustia / Bose

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program B		M T W T F S S	%	YES NO
Program C		M T W T F S S	%	Weather Sensor Operational:
Program D		M T W T F S S	%	Working Not Working
Controller Make & Model:	RB Esp Me3			DO WE HAVE A ZONE MAP?
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE
				YES NO

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

Additional Comments:

1 = See Back for Notes

Did you contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?

Job Name: Waters Edge

Updated 10/25/18

Controller Name: Ventana Entrance

IRRIGATION INSPECTION REPORT

Date: 9/12/23Page #: 1 of 1Technician Name: Care/Justin

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program A		M T W T F S S	%	YES NO
Program B		M T W T F S S	%	Weather Sensor Operational:
Program C		M T W T F S S	%	Working Not Working
Program D		M T W T F S S	%	

Controller Make & Model:

Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?

YES NO

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Spray, Rotor, MP, Drip, or Bubbler	04																			
Annuals, Shrub, Turf	SA																			
Run Time [Program:]																				
Run Time [Program:]																				
Run Time [Program:]																				
Battery Pack/Doubler/Add-a-Zone																				
Zone Faults or Alarms																				
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																				
Maintenance Repairs																				
Partial Clogged Nozzles																				
Head Straightened																				
Head Adjusted																				
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																				
Head Broken - 6" spray																				
Head Broken - 12" spray																				
Head Broken - Riser																				
Head Broken - Rotor																				
Upgrade to 6" Pop Up-Turf																				
Upgrade to 12" Pop Up-Shrub																				
Nozzle - Spray																				
Nozzle - MP rotor MS																				
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 = 1" Lateral by ext side

Tab 6

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2023 (the “**Effective Date**”), by and between **Waters Edge Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and Rizzetta Technology Services, LLC. entered into the Contract for Professional Technology Services dated August 22, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District consented to an assignment of the Contract to Rizzetta & Company, Inc. on November 11, 2021; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.



Rizzetta & Company

2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B
Schedule of Fees

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

			MONTHLY
Website Compliance and Management:			\$ 100.00
Email (50 GB per user) at \$20.00 per month per account:			
Board Supervisor Account	5	x \$20.00	\$ 100.00
Onsite Staff Account	0	x \$20.00	\$ 00.00
Miscellaneous Account	0	x \$20.00	\$ 00.00
Total Standard On-Going Services:			\$ <u>200.00</u>



Rizzetta & Company

2021-07-27 – WJR/RPS

Tab 7

**Waters Edge Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Waters Edge Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Waters Edge Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Waters Edge Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Waters Edge Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Waters Edge Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated September 12, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Waters Edge Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 12, 2023

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of Waters Edge Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function, and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022:

- ◆ The District's total assets were exceeded by total liabilities by \$(4,796,091) (net position). Unrestricted net position for Governmental Activities was \$(401,417). Governmental Activities restricted net position was \$65,949 and net investment in capital assets was \$(4,460,623).
- ◆ Governmental activities revenues totaled \$1,203,356 while governmental activities expenses totaled \$1,037,936.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 678,489	\$ 610,732
Restricted assets	576,584	589,765
Capital assets, net	2,102,853	2,373,496
Total Assets	<u>3,357,926</u>	<u>3,573,993</u>
Deferred Outflow of Resources	<u>69,720</u>	<u>74,884</u>
Current liabilities	654,939	582,420
Non-current liabilities	7,568,798	8,027,968
Total Liabilities	<u>8,223,737</u>	<u>8,610,388</u>
Net investment in capital assets	(4,460,623)	(4,184,816)
Net position - restricted	65,949	73,782
Net position - unrestricted	(401,417)	(850,477)
Total Net Position	<u>\$ (4,796,091)</u>	<u>\$ (4,961,511)</u>

The increase in current assets is the result of the increase in accounts payable in the current year.

The decrease in capital assets was due to depreciation in the current year.

The decrease in non-current liabilities is the result of principal payments on long-term debt during the current year.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	<u>2022</u>	<u>2021</u>
Program Revenues		
Charges for services	\$ 1,202,620	\$ 1,119,961
General Revenues		
Investment earnings	736	146
Total Revenues	<u>1,203,356</u>	<u>1,120,107</u>
Expenses		
General government	130,776	118,029
Physical environment	562,187	555,187
Culture/recreation	13,784	273
Interest and other charges	331,189	343,524
Total Expenses	<u>1,037,936</u>	<u>1,017,013</u>
Change in Net Position	165,420	103,094
Net Position - Beginning of Year	<u>(4,961,511)</u>	<u>(5,064,605)</u>
Net Position - End of Year	<u><u>\$ (4,796,091)</u></u>	<u><u>\$ (4,961,511)</u></u>

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in general government is primarily due to the increase in engineering expenses in the current year.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Infrastructure	\$ 6,633,196	\$ 6,633,196
Accumulated depreciation	(4,530,343)	(4,259,700)
Total Capital Assets (Net)	<u>\$ 2,102,853</u>	<u>\$ 2,373,496</u>

The activity for the year consisted of depreciation of \$270,643.

General Fund Budgetary Highlights

The budget exceeded actual governmental expenditures primarily due to less pump maintenance and miscellaneous contingency expenditures than were anticipated.

The September 30, 2022 budget was amended for higher engineering, stormwater maintenance, pump maintenance, and miscellaneous contingency expenditures than were originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2015, the District issued \$10,840,000 Series 2015 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2005 Capital Improvement Revenue Bonds. As of September 30, 2022, the balances outstanding for the Series 2015A-1 and 2015A-2 Bonds were \$7,645,000 and \$380,000, respectively.

Economic Factors and Next Year's Budget

Waters Edge Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

**Waters Edge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Waters Edge Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Waters Edge Community Development District's Accounting Department, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Waters Edge Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 199,355
Investments	445,913
Accounts receivable	17,046
Prepaid expenses	12,210
Deposits	3,965
Total Current Assets	<u>678,489</u>
Non-current Assets	
Restricted assets	
Investments	576,584
Capital assets being depreciated	
Infrastructure	6,633,196
Less: accumulated depreciation	<u>(4,530,343)</u>
Total Non-current Assets	<u>2,679,437</u>
Total Assets	<u>3,357,926</u>
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding, net	<u>69,720</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	77,440
Accrued interest	132,499
Bonds payable	445,000
Total Current Liabilities	<u>654,939</u>
Non-current liabilities	
Bonds payable, net	<u>7,568,798</u>
Total Liabilities	<u>8,223,737</u>
NET POSITION	
Net investment in capital assets	(4,460,623)
Restricted for debt service	65,949
Unrestricted	<u>(401,417)</u>
Total Net Position	<u><u>\$ (4,796,091)</u></u>

See accompanying notes to financial statements.

Waters Edge Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (130,776)	\$ 132,032	\$ 1,256
Physical environment	(562,187)	294,346	(267,841)
Culture/recreation	(13,784)	13,916	132
Interest and other charges	(331,189)	762,326	431,137
Total Governmental Activities	<u>\$ (1,037,936)</u>	<u>\$ 1,202,620</u>	<u>164,684</u>
General revenues:			
Investment earnings			<u>736</u>
Change in Net Position			165,420
Net Position - Beginning of Year			<u>(4,961,511)</u>
Net Position - End of Year			<u>\$ (4,796,091)</u>

See accompanying notes to financial statements.

Waters Edge Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 199,355	\$ -	\$ 199,355
Investments	445,913	-	445,913
Accounts receivable	17,046	-	17,046
Prepaid expenses	12,210	-	12,210
Deposits	3,965	-	3,965
Restricted assets:			
Investments, at fair value	-	576,584	576,584
Total Assets	<u>\$ 678,489</u>	<u>\$ 576,584</u>	<u>\$ 1,255,073</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 77,440</u>	<u>\$ -</u>	<u>\$ 77,440</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenses/deposits	16,175	-	16,175
Restricted:			
Debt service	-	576,584	576,584
Assigned:			
Capital reserves	350,889	-	350,889
Reclaimed water	32,579	-	32,579
Unassigned:	201,406	-	201,406
Total Fund Balances	<u>601,049</u>	<u>576,584</u>	<u>1,177,633</u>
Total Liabilities and Fund Balances	<u>\$ 678,489</u>	<u>\$ 576,584</u>	<u>\$ 1,255,073</u>

See accompanying notes to financial statements.

Waters Edge Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 1,177,633
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure, \$6,633,196, net of accumulated depreciation, \$(4,530,343), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	2,102,853
Long-term liabilities, including bonds payable, (\$8,025,000), net of bond discount, net, \$11,202, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,013,798)
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.	69,720
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(132,499)</u>
Net Position of Governmental Activities	<u><u>\$ (4,796,091)</u></u>

See accompanying notes to financial statements.

Waters Edge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For The Year Ended September 30, 2022

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 440,294	\$ 762,326	\$ 1,202,620
Investment earnings	700	36	736
Total Revenues	<u>440,994</u>	<u>762,362</u>	<u>1,203,356</u>
Expenditures			
Current			
General government	130,776	-	130,776
Physical environment	291,544	-	291,544
Culture/recreation	13,784	-	13,784
Debt service			
Principal	-	445,000	445,000
Interest	-	330,543	330,543
Total Expenditures	<u>436,104</u>	<u>775,543</u>	<u>1,211,647</u>
Net change in fund balances	4,890	(13,181)	(8,291)
Fund Balances - Beginning of Year	<u>596,159</u>	<u>589,765</u>	<u>1,185,924</u>
Fund Balances - End of Year	<u><u>\$ 601,049</u></u>	<u><u>\$ 576,584</u></u>	<u><u>\$ 1,177,633</u></u>

See accompanying notes to financial statements.

Waters Edge Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ (8,291)
--	------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(270,643)
--	-----------

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	445,000
--	---------

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(5,164)
--	---------

Bond discounts are amortized over the life of the bonds as interest. This is the current period amortization.	(830)
---	-------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	5,348
--	-------

Change in Net Position of Governmental Activities	<u>\$ 165,420</u>
---	-------------------

See accompanying notes to financial statements.

Waters Edge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND

For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 437,757	\$ 440,295	\$ 440,294	\$ (1)
Miscellaneous revenues	-	50,953	-	(50,953)
Investment earnings	-	699	700	1
Total Revenues	<u>437,757</u>	<u>491,947</u>	<u>440,994</u>	<u>(50,953)</u>
Expenditures				
Current				
General government	102,050	126,945	130,776	(3,831)
Physical environment	315,707	349,592	291,544	58,048
Culture/recreation	20,000	31,410	13,784	17,626
Total Expenditures	<u>437,757</u>	<u>507,947</u>	<u>436,104</u>	<u>71,843</u>
Net change in fund balances	<u>-</u>	<u>(16,000)</u>	<u>4,890</u>	<u>20,890</u>
Fund Balances - Beginning of Year	<u>-</u>	<u>16,000</u>	<u>596,159</u>	<u>580,159</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 601,049</u>	<u>\$ 601,049</u>

See accompanying notes to financial statements.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Waters Edge Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 14, 2005 by Pasco County Ordinance 05-02 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste-water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Waters Edge Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Waters Edge Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which normally are supported by special assessments, developer assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources.” Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15 - 25 years
----------------	---------------

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity
(Continued)**

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance and money market balances were \$652,475 and the carrying value was \$645,268. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
Managed Money Markets	N/A	<u>\$ 576,584</u>

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – CASH AND INVESTMENTS (CONTINUED)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in Managed Money Markets were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the Managed Money Markets represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical. The District considers any decline in fair value for certain investments to be temporary.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2021-2022 fiscal year were levied in August 2021. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 6,633,196	\$ -	\$ -	\$ 6,633,196
Less accumulated depreciation for:				
Infrastructure	(4,259,700)	(270,643)	-	(4,530,343)
Total Capital Assets Depreciated, Net	<u>\$ 2,373,496</u>	<u>\$ (270,643)</u>	<u>\$ -</u>	<u>\$ 2,102,853</u>

Depreciation of \$270,643 was charged to physical environment.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 8,470,000
Principal payments	<u>(445,000)</u>
Long-term debt at September 30, 2022	\$ 8,025,000
Less: bond discount, net	<u>(11,202)</u>
Bonds Payable, Net at September 30, 2022	<u><u>\$ 8,013,798</u></u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$10,345,000 Series 2015A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2016 maturing May 2036. Interest at various rates between 2.50% and 4.20% is due May and November beginning November 2015. Current portion is \$425,000.

\$ 7,645,000

\$495,000 Series 2015A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2016 maturing May 2034. Interest at a rate of 4.90% is due May and November beginning November 2015. Current portion is \$20,000.

380,000

Bond payable 8,025,000

Less: bond discount, net (11,202)

Bonds Payable, Net at September 30, 2022 \$ 8,013,798

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 445,000	\$ 317,999	\$ 762,999
2024	455,000	303,738	758,738
2025	475,000	288,076	763,076
2026	495,000	271,171	766,171
2027	510,000	253,496	763,496
2028-2032	2,875,000	950,755	3,825,755
2033-2036	2,770,000	299,145	3,069,145
Totals	<u>\$ 8,025,000</u>	<u>\$ 2,684,380</u>	<u>\$ 10,709,380</u>

Summary of Significant Bonds Resolution Terms and Covenants

The Series 2015A-1 and Series 2015A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2025 at a redemption price equal to the principal amount of the Series 2015A-1 Bonds and Series 2015A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2015A-1 and Series 2015A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Waters Edge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants (Continued)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2015A-1 and Series 2015A-2 Reserve Accounts were funded from the proceeds of the Series 2015A-1 and Series 2015A-2 Bonds in amounts equal to 50 percent of the maximum annual debt service requirement for all outstanding Series 2015A-1 and Series 2015A-2 Bonds at issuance. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Refunding Bonds, Series 2015A-1	\$ 360,028	\$ 360,028
Capital Improvement Revenue Refunding Bonds, Series 2015A-2	\$ 18,108	\$ 18,108

NOTE F – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.

NOTE G – COST SHARING AGREEMENT

In a prior year, the District entered into an agreement with the Waters Edge Master Association ("Association") to share certain maintenance costs, including landscaping of common areas. The agreement provides that the District is responsible for paying 40% of maintenance costs associated with the landscaping of common areas whereas the Association is responsible for the remaining 60%. In connection with the agreement, the District's portion of shared costs expensed for the fiscal year ended September 30, 2022 totaled \$85,110.

The repairs and maintenance of irrigation pumps cost sharing agreement provides that the Association will contribute \$68,000 to the repair and maintenance of the irrigation pumps. In connection with the agreement, the District's portion of shared costs expensed for the fiscal year ended September 30, 2022 totaled \$11,444.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Waters Edge Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September 12, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Waters Edge Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Waters Edge Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Waters Edge Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,
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Certified Public Accountants PL

To the Board of Supervisors
Waters Edge Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Waters Edge Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 12, 2023



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Waters Edge Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated September 12, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated September 12, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and communicate the results of our determination as to whether or not Waters Edge Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific conditions met. In connection with our audit, we determined that the Waters Edge Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Waters Edge Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for Waters Edge Community Development District. It is management's responsibility to monitor the Waters Edge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Waters Edge Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$70,183
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: None.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Waters Edge Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$386.11 and the Debt Service Fund \$269 - \$1,076.
- 2) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$1,202,620.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: See Note E.

To the Board of Supervisors
Waters Edge Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 437,757	\$ 440,294	\$ 2,537
Investment income	-	700	700
Total Revenues	<u>437,757</u>	<u>440,994</u>	<u>3,237</u>
Expenditures			
Current			
General government	102,050	130,776	(28,726)
Physical environment	315,707	291,544	24,163
Culture/recreation	20,000	13,784	6,216
Total Expenditures	<u>437,757</u>	<u>436,104</u>	<u>1,653</u>
Net changes in fund balance	<u>-</u>	<u>4,890</u>	<u>4,890</u>
Fund Balances - Beginning of year	<u>-</u>	<u>596,159</u>	<u>596,159</u>
Fund Balances - End of year	<u>\$ -</u>	<u>\$ 601,049</u>	<u>\$ 601,049</u>

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Waters Edge Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 12, 2023



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

We have examined Waters Edge Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Waters Edge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Waters Edge Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Waters Edge Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Waters Edge Community Development District's compliance with the specified requirements.

In our opinion, Waters Edge Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 12, 2023

Tab 8

MINUTES OF MEETING

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

**WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, August 24, 2023, at 3:30 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	Board Supervisor, Chairman
George Anastasopoulos	Board Supervisor, Vice Chairman
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.
John Vericker	District Counsel, Straley, Robin & Vericker (via phone)
Tony Smith	Sitex Aquatics
Frank Nolte	District Engineer, Stantec (via phone)

Audience	Present
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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

Stephanie Norris stated she is the HOA president, and the HOA wants to put in a bulletin board to the left of the mailboxes.

On a motion by Ms. Geney, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved for the HOA to install a bulletin board to the left of the mailboxes, with a drafted agreement, for the Water's Edge Community Development District.

Ms. Norris asked (on behalf of Liza Tholen with the Master Association HOA) who the palm trees belong to that are just inside of the wall of the Ventana Homes and Moon Lake.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Manager

1. Presentation of Monthly Aquatics Report

Mr. Smith presented the Monthly Aquatics report to the Board. He indicated many of the ponds are going dry and there is a lot of algae.

On a motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the Sitex Proposal for Littoral Shelf G1, in the amount of \$750, for the Water's Edge Community Development District.

Mr. Smith stated he could complete this within 2 weeks.

B. District Engineer Report

Mr. Nolte gave an overview of his report to the Board. He stated the permits from SWFWMD have all been completed.

Mr. Nolte stated that A2 and TH2 were cracked and mitered in sections. Finn Outdoor had fixed them. Mr. Nolte will also keep an eye on A21.

It was reported that there will be no traffic on Essington Rd. as they're not connecting it.

Mr. Haslett requested the wells to be run once a month.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2023/2024 Final Budget**

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board approved to open the Public Hearing on Fiscal Year 2023-2024 Budget, for the Waters Edge Community Development District.

Mr. Haslett had a question on the Mitigation Area Maintenance line. Mr. Haslett and Mr. Anastasopoulos requested access to the accounting system to help monitor the classification of invoices.

Mr. Haslett had some questions about the chlorine tablets that were ordered. The Board requested to move that expense from a Miscellaneous Contingency expense to the Irrigation Repair line.

The Board heard audience comments about Irrigation lines, HOA pumps, permitting and electrical.

On a motion by Mr. Anastasopoulos, seconded by Ms. Geney, with all in favor, the Board approved to close the Public Hearing on Fiscal Year 2023-2024 Budget, for the Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Adopting the Final Budget for FY 23-
24**

On a motion by Mr. Peterson, seconded by Ms. Geney, with all in favor, the Board adopted Resolution 2023-04, Adopting the Final Budget for FY 2023/2024, for the Waters Edge Community Development District.

SIXTH ORDER OS BUSINESS

**Public Hearing on Fiscal Year
2023/2024 Assessments**

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board approved to open the Public Hearing on Fiscal Year 2023-2024 Assessments, for the Waters Edge Community Development District.

There were no comments from the audience in regard to the FY 23-24 Assessments

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board approved to close the Public Hearing on Fiscal Year 2023-2024 Assessments, for the Waters Edge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Levying O&M Assessment for FY 23-
24**

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board adopted Resolution 2023- 05, Levying O&M Assessment for FY 23-24, for the Waters Edge Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Setting Meeting Schedule for FY 23-
24**

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board adopted Resolution 2023-06 setting meeting schedule for FY 23-24 with the revision of changing the November 16th meeting to 3:30 p.m., for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

District Counsel

There was a discussion of the Enumerate app. The Board already authorized a NTE a few meetings ago. Ms. Geney received the revised contract for 1 year and was directed to execute outside of the meeting.

TENTH ORDER OF BUSINESS

Site Visit to the Pumphouse

The Board, along with some residents, went to the Pumphouse to view a presentation from Blaine from XXX. It was understood that no questions or communication could take place while off record. The Board left at 5:34pm and reconvened at 6:04 pm.

C. PSA Inspection Reports

1. July Done Report

Mr. Peterson stated he did a walk thru last Monday. He reported most of the issues were HOA responsibility.

Mr. Haslett stated he had done a meeting on Monday with ASI. He stated that Eric with ASI is to send new maps and list of zones.

The Board stated they need the ASI report. It is currently, probably, going to the HOA manager, Rocco Iervasi, but JOE will report down trees.

The Board would like to review the PSA contract.

Mr. Huber is to obtain a proposal from High Trim for 2 trees.

2. ASI Irrigation Inspection Report

At this time, there is 1 motor grounded, 1 motor being rebuilt, and 1 motor working. The Board was advised to get a new motor for Pump #3, per Blaine. The Board is looking to get an update on the diagnostic from Jamie at ASI.

i. Consideration of Irrigation Proposals

These proposals were on hold until the Board could determine whether the site was HOA or CDD property. It was determined that it was CDD property and Mr. Huber signed off the proposals.

D. District Manager

Mr. Huber reminded the Board of the next regularly scheduled meeting on September 28, 2023 at 3:30 pm. There were no questions from the Board.

Mr. Huber presented the July financial statement.

TENTH ORDER OF BUSINESS

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

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

ELEVENTH ORDER OF BUSINESS

**Ratification of the Operations &
Maintenance Expenditures for July 2023**

The Board requested the ITS invoice be listed under June, not July.

Mr. Anastasopoulos questioned if the charge for legal services in the amount of \$1,575 was billed twice.

On a motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for July 2023 (\$35,379.99), for the Water's Edge Community Development District

TWELVTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

Ms. Geney commented that there were two neighbors arguing about feeding animals.

Mr. Peterson inquired about the warranty on the pump.

Mr. Anastasopoulos requested a call with accounting to go over the classification of charges.

THIRTEENTH 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. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors adjourned the meeting at 7:14 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 9

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures

August 2023

For Board Approval

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

The total items being presented: **\$35,037.14**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brenda L Brown	100184	BB072723	Board of Supervisors Meeting 07/27/23	\$ 200.00
George Anastasopoulos	100185	GA072723	Board of Supervisors Meeting 07/27/23	\$ 200.00
GHS Environmental LLC	100186	2023-356	Monthly Meter Readings 07/23	\$ 142.00
Irrigation Technical Services, Inc.	100192	31459	Service Call - Pump Station - 05/23	\$ 472.00
Irrigation Technical Services, Inc.	100192	31696	Water Management - Pump Station 07/23	\$ 550.00
Irrigation Technical Services, Inc.	100192	31829	Service Call - Pump Station - 08/23	\$ 2,361.02
Jason Peterson	100187	JP072723	Board of Supervisors Meeting 07/27/23	\$ 200.00
Pasco County Utilities	ACH	18706116	9019 Creedmoor Reclaim Lane 06/23	\$ 6,705.14
Pasco County Utilities	ACH	18863434	9019 Creedmoor Reclaim Lane 07/23	\$ 6,254.85
Rizzetta & Company, Inc.	100183	INV0000082224	District Management Fees 08/23	\$ 4,306.83
Rizzetta & Company, Inc.	100191	INV0000082340	Mass Mailing 08/23	\$ 1,265.28
Sitex Aquatics, LLC	100194	7770B	Monthly Lake Maintenance 08/23	\$ 2,335.00
Stantec Consulting Services, Inc.	100193	2110008	Engineering Services 07/23	\$ 789.00
Times Publishing Company	100190	0000295017 07/26/23	Legal Advertising Customer Account #113848 07/26/23	\$ 121.60
Timothy M. Haslett	100188	TH072723	Board of Supervisors Meeting 07/27/23	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waters Edge Master HOA, Inc.	100189	080123	Shared Cost Landscape Services 07/23	\$ 7,084.00
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378 07/23 ACH	Electric 2189378 07/23	\$ 67.68
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381 07/23 ACH	Electric 2189381 07/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382 07/23 ACH	Electric 2189382 07/23	\$ 43.06
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383 07/23 ACH	Electric 2189383 07/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384 07/23 ACH	Electric 2189384 07/23	<u>\$ 1,659.36</u>
Report Total				<u>\$ 35,037.14</u>