



Rizzetta & Company

Waters Edge Community Development District

Board of Supervisor's Meeting January 31, 2024

**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
	Vacant	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	Stantec

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

1/24/2024

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, January 31, 2024 at 5:00 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. Monthly Aquatics Report..... Tab 1
 1. Consideration of Aquatics Proposal..... Tab 2
 - B. District Engineer Report..... Tab 3
 - C. District Counsel
 - D. PSA Inspection Reports
 1. December Done Report Tab 4
 2. January Done Report Tab 5
 3. ASI Irrigation Inspection Report..... Tab 6
 4. Consideration of Mulch Proposals..... Tab 7
 - E. District Manager
 1. Review of Financial Statement Tab 8
 2. Presentation of 4th Quarter Website Audit Tab 9
- 4. BUSINESS ITEMS**
 - A. Acceptance of Board Member Resignation
 - B. Consideration Resumes for Vacant Board Seat..... Tab 10
 - C. Consideration of Ballenger Remote Monitoring Proposal..... USC
 - D. Consideration of Well Replacement Proposals USC
 - E. Consideration of Ballenger Pump Proposal Tab 13
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 21, 2023..... Tab 14
 - B. Consideration of Operation and Maintenance Expenditures For December 2024 Tab 15
- 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
District Manager

Tab 1



MONTHLY REPORT

JANUARY, 2024



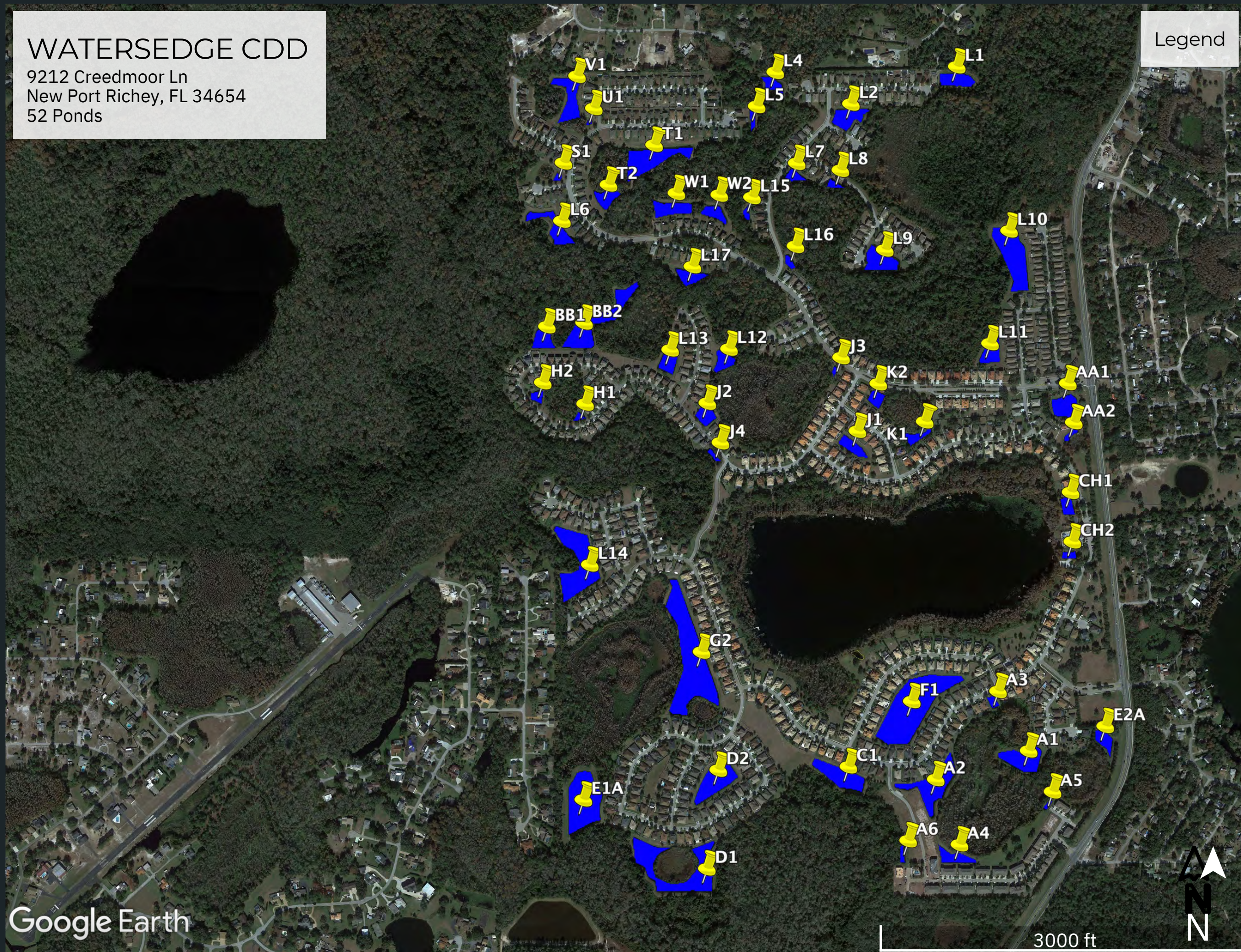
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft



Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

We have gotten a little bit of rain this past month. A little extra sure wouldn't hurt. Ponds are in are responding well to the cooler air temperatures. Algae blooms are noticeably reducing. Like last month preventative maintenance has and will continue as always as needed. Happy New Year.

December 19, 2023 at 11:44:03 AM



December 19, 2023 at 11:52:20 AM



December 19, 2023 at 11:48:07 AM



Pond #L10 Treated for Algae and Shoreline Vegetation.

Pond #AA1 Treated for Algae and Shoreline Vegetation.

Pond #L11 Treated for Shoreline Vegetation.



Pond #A1 Treated for Shoreline Vegetation.



Pond #F1 Treated for Shoreline Vegetation.



Pond #A6 Treated for Shoreline Vegetation.



Pond #A3 Treated for Algae and Shoreline Vegetation.



Pond #G2 Treated for Algae and Shoreline Vegetation.



Pond #J4 Treated for Algae and Shoreline Vegetation.

December 19, 2023 at 12:31:27 PM



December 19, 2023 at 12:44:27 PM



December 19, 2023 at 12:41:15 PM



Pond #C1 Treated for Shoreline Vegetation.

Pond #L13 Treated for Shoreline Vegetation.

Pond #L2 Treated for Shoreline Vegetation.

December 19, 2023 at 12:47:14 PM



Pond #W2 Treated for Shoreline Vegetation.

December 19, 2023 at 1:02:50 PM



Pond #K2 Treated for Shoreline Vegetation.

December 19, 2023 at 1:03:54 PM



Pond #K1 Treated for Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for shoreline vegetation.

CH1: Was treated for shoreline vegetation.

CH2: Was treated for shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for shoreline vegetation.

A5: Was treated for Algae and shoreline vegetation.

A6: Was treated for shoreline vegetation.

E2A: Was treated for shoreline vegetation.

F1: Was treated for shoreline vegetation.

C1: Was treated for shoreline vegetation.

D1: Was treated for 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 shoreline vegetation.

L4: Was treated for shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for shoreline vegetation.

L7: Was treated for shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for Algae and shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

L11: Was treated for shoreline vegetation.
L12: Was treated for shoreline vegetation.
L13: Was treated for shoreline vegetation.
L14: Was treated for shoreline vegetation.
L16: Was treated for shoreline vegetation.
L17: Was treated for Algae and shoreline vegetation.
J1: Was treated for shoreline vegetation.
J2: Was treated for Algae and shoreline vegetation.
J3: Was treated for shoreline vegetation.
J4: Was treated for shoreline vegetation.
K1: Was treated for shoreline vegetation.
K2: Was treated for shoreline vegetation.
H1: Was treated for shoreline vegetation.

H2: Was treated for Algae and shoreline vegetation.

BB1: Was treated for shoreline vegetation.

BB2: Was treated for shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated for shoreline vegetation.

T2: Was treated for 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 shoreline vegetation.

Tab 2

Maintenance Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and WatersEdge CDD hereafter called "customer"

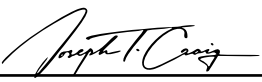
Customer: WatersEdge CDD
C/O: Rizzetta & Company
Contact: Mr. Mathew Huber
Address: 12750 Citrus Park lane Suite 115 Tampa, FL 33625
Email: mhuber@rizzetta.com
Phone: 813.793.8814

The Following bid is for the Harwood Plant removal on Pond EA1 at the Watersedge community located in Port Richey, Florida.

Service	Cost
Hard wood Plant material removal from Littoral Shelf	\$485.00
Total Cost	\$485.00

Payment due within 30 days of invoice receipt. overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

Accepted By	Date	 President, Sitex Aquatics Ilc.	01/23/2024 Date
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Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Tab 3

Waters Edge Community Development District Engineer's Report:**Outfall Clearing and Erosion Restoration – Bellehaven Drive at Shelter Cove Loop (On Hold)**

- 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.
- Postponed until Spring 2024.

Pond L5 Erosion Review (On Hold)

- Stantec reviewed reported erosion at 18" outfall at Pond L5.
- Postponed until Spring 2024.

Waters Edge Perimeter Wall Painting and Repairs

- PPG and Stantec have sent specs to prospective contractors and have scheduled a prebid meeting on site for February 6th at 10am.

Waters Edge 1 O&M Permit 26810.000 – Phases 1, 5 and 6

- SWFWMD Permit is due for renewal before 9/30/2024.
- Staff will perform inspection Spring 2024.

Tab 4

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	December 7, 2023
Client:	Water's Edge
HOA/CDD:	Mickey McCarthy/Jason Peterson
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 December 26, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on December 27, 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

All the turf was cut at the correct height for optimum sunlight absorption. The blades were sharp. The line trimming and hard edging were performed in accordance with the specifications. The beds were neatly soft edged.

Basketball court-remove leaf drop from maple trees.

Complete

Only mow Bahia turf that is actively growing. When Bahia turf is not mowed those labor resources should be allocated to other tasks such as the woodline cutbacks.

2 TURF COLOR

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

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

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

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

Clubhouse front left side and berm area-turf color still ranged from a lightly mottled medium green to a consistent medium green. The newly sodded area was a consistent medium green.

Clubhouse basketball court area-turf color was a consistent medium green.

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

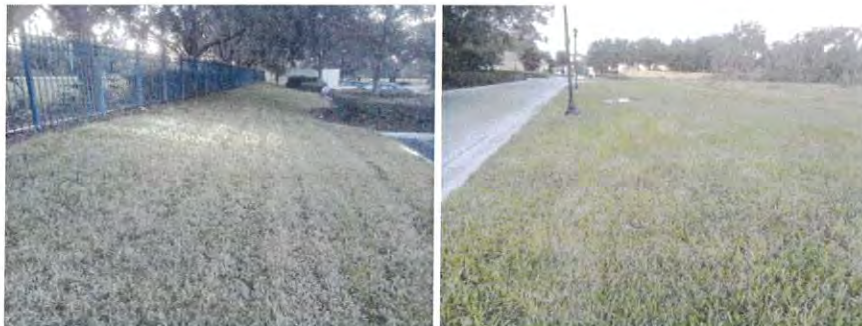
Moon Lake Road-turf color remained a mottled medium green.

December



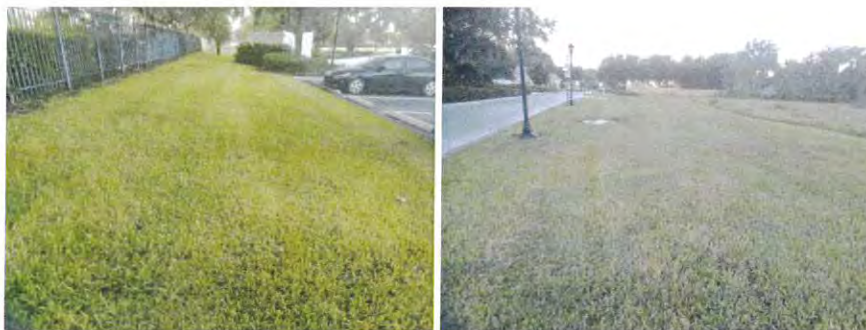
November

November



October

October



September



September



3 TURF DENSITY

Barn-turf density remained thin. This area has been seeded. Seed germination is sparse. It still needs to be watered in.

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

Clubhouse front left side-density was strong.

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

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

Common area Bahia grass-the turf density ranged from fair to good. Turf is going into dormancy period.

Veteran's Park-most of the Bahia lawn density was strong. Turf is going into dormancy period.

Slidell-the density was good.

Clubhouse basketball court area-the density was good.

3 TURF WEED CONTROL

Clubhouse left side behind pond-continue to treat broadleaf weeds. Complete

Clubhouse front left corner-treat broadleaf weeds by grand oak. Complete

The high visibility, viable St. Augustine turf had a reduced volume of broadleaf weeds. They can be spot treated as the volume is not great. The crabgrass will die off in cooler temperatures and then its germination should be controlled with pre-emergent herbicide applications when the soil temperature is appropriate.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse left side-monitor and/or treat for patch disease in new sod. Complete

Clubhouse parking lot fence line-monitor and/or treat for patch disease. Complete

Belhaven entry gate inside-monitor and/or treat for patch disease. Complete

The turf is being cut high to allow for maximum sunlight absorption. There was a slight loss of color over the past month. Color ranged from a mottled medium green to a consistent medium green. The density was good in most turf panels except for the Bahia turf which is going into dormancy. Bahiagrass typically thins out during the winter. The broadleaf weed control was good, as most high visibility turf panels had few weeds. Pre-emergent crabgrass control should be applied when the soil temperature is appropriate. There was no insect activity, but patch disease appears to be beginning in a few sections of turf. or disease. Be certain to keep any leaf drop off the lawn.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse eft side of front entrance-remove dead holly. *Complete*

Belhaven 11623-replace dead firebush. Warranty work. *Photo below.*



11652 Belle Haven-remove and replace dead podocarpus. **WARRANTY WORK.**

Clubhouse left side fence-Washingtonia palm is in decline and should be removed. *Photo below.*

October

November

December



Clubhouse right front corner-monitor health of Washingtonia palm. The heart seems to be in decline. *Photo below.*



3 BED WEED CONTROL

Belle Haven exit gate-continue to remove bed weeds from juniper. Complete

Bed and crack weeds continue to be well managed.

3 IRRIGATION MANAGEMENT

Slidell entry gate- turf is dry. Check for proper system operation. Complete

The landscape appears to be receiving sufficient irrigation.

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 dock-prune back vegetation off dock. Complete

Clubhouse left side-cut back muchly grass. Complete

2 TREE PRUNING

General work order-begin pruning crape myrtles. Remove dead wood, crossing branches, water sprouts, dead wood and sucker growth. Remove moss. In progress

General work order-continue cutting back woodlines. In progress

Clubhouse parking lot fence line-elevate low-hanging oak tree branches. Complete

Basketball court-remove low-hanging moss from maple trees. Complete

Bell haven 11549 & 11631-remove low-hanging moss from maple trees. Complete

Slidell-lightly elevate the oak tree on the center median. Complete

3 CLEANUP/RUBBISH REMOVAL

Bell Haven entry at Moon Lake-remove fallen branches from juniper. Complete

Moon Lake fence and wall-remove vegetative debris from bed along path. Complete

3 APPEARANCE OF SEASONAL COLOR

The marigolds continued to provide a colorful display, though the flowers still looked good they were being removed to install the Holiday Season display. The flower beds are to be re-dressed to contractual specifications prior to the installation of the Holiday season planting. *Photo below.*

December



November



November



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION

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

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

FOR MANAGER

None

PROPOSALS

NEW Bridgeton Park-cut new beds and install 2 roebellini palms where sidewalk meets walkway to dock.

Submit a proposal to install a hose bib or quick connect coupler at barn.

Clubhouse-remove three dead Washingtonia palms.

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 continues to be mowed at the proper height. The line trimming, soft edging and hard edging were also neatly performed. The color of the turf ranged from a mottled medium green to a consistent medium green. There was a slight loss of color over the past month. The density remains strong in most sections. The broadleaf weeds are now under control. When the soil temperature is appropriate, pre-emergent crabgrass control needs to be applied. Contractor should be monitoring and /or treating for patch disease. The majority of the shrubs were neatly pruned and were healthy. There are certain struggling plants that should be considered for replacement during the spring growing season. Some palm and hardwood pruning are necessary and woodline cutbacks should be undertaken as soon as possible, while the turf growth is slow. The bed and crack weed control were both good. The landscape appears to be receiving sufficient irrigation. There was one dry turf area. The seasonal flower display was being removed in order to install the Holiday Season planting. New potting mix must be installed prior to this installation. The grounds continue to be well maintained.

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

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	January 4, 2024
Client:	Water's Edge
HOA/CDD:	Mickey McCarthy
Manager:	Rocco Iervasi
Ameriscape:	Al Suarez
PSA:	Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed January 22, 2024. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on January 23, 2024. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf was mowed at the proper height and with sharp blades. The line trimming, soft edging, and hard edging were properly performed. The cleanup of hard surfaces was thorough. Be certain that any heavy leaf drop on the turf is removed to prevent smothering of the grass plants. Only cut turf that is actively growing. Any unallocated mowing labor hours should be used for other contractual tasks such as tree pruning and wood line cutbacks.

Basketball court-remove leaf drop from turf on all sides of the fence.

2 TURF COLOR

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

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

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

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

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

Clubhouse basketball court area-turf remained a consistent medium green.

The color of the clubhouse Bahia lawn along northern section of Moon Lake Road fence was mottled medium green. It is going into a slow growth, dormant period.

Moon Lake Road-turf color remained a mottled medium green. It is going into a slow growth, dormant period.

January

January



December



November

November



October



October



3 TURF DENSITY

Barn-turf density remained thin. This area should be overseeded yearly to develop a strong stand of turf.

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

Clubhouse front left side-density was good.

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

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

Common area Bahia grass-the turf density ranged from fair to good. Turf is going into dormancy period.

Veteran's Park-most of the Bahia lawn density was strong. Turf is going into dormancy period.

Slidell-the density was strong.

Belle Haven-the density ranged from fair to good.

Clubhouse basketball court area-the density was strong.

3 TURF WEED CONTROL

Clubhouse left front corner by large oak-tree broad leaf weeds. *Will be completed 1/30*

Clubhouse left side behind pond-continue to treat broadleaf weeds. *Will be completed 1/30*

The high visibility, viable St. Augustine turf had a reduced volume of broadleaf weeds. They can be spot treated as the volume is not great. The crabgrass will die off in cooler temperatures and then its germination should be controlled with pre-emergent herbicide applications when the soil and air temperature are appropriate.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf is being mowed at the proper height with sharp blades. There was a slight loss of color over the past month in the St. Augustine turf. Its density remains strong. The Bahia turf is going into its dormant period, and has also lost color. Its growth has slowed considerably. Broadleaf weed control was good, and any remaining weeds can

now be spot treated. Pre-emergent herbicide will be applied in the early spring to control grassy weeds. There were no signs of insect activity in the turf, but patch disease was present and will need to be controlled.

Slidell outbound side and in front of inbound gate-sections of turf are in decline and may need to be replaced under warranty we will review in the spring. *Photo below.*



Clubhouse left front side by large oak-monitor and/or treat for patch disease. *Complete*

Clubhouse left side-monitor and/or treat for patch disease in new sod. *Complete*

Clubhouse parking lot fence line-monitor and/or treat for patch disease. *Complete*

Belle Haven exit gate inside-monitor and/or treat for patch disease. *Complete*

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Moon Lake Road north of is Belle Haven-remove dead and declining plants along the wall. *Complete*

Clubhouse left side fence-Washingtonia palm is in decline and should be removed. *Photo below.*

Proposal submitted and approved.
October *November*

December



January



Clubhouse right front corner-monitor health of Washingtonia palm. The heart seems to be in decline, though it has not gotten any worse over the past month. *Photo below.*

December



January



3 BED WEED CONTROL

Belle Haven entry at Moon Lake-remove bed weeds. *Complete*

Bed and crack weeds continue to be well managed. *Complete*

3 IRRIGATION MANAGEMENT

Belle Haven median at Moon Lake road-repair dripline break in flower bed. *Complete*

Cornet of Marblehead and Belle have-has repair been completed? Flags are still there. *Complete*

The landscape appears to be receiving sufficient irrigation.

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 to the left of front door-prune dead sections out of holly and juniper. *Complete*

Belle Haven median-prune out dead sections of loapetalum. *Complete*

Belle Haven entry/exit and median-cut back all ornamental grasses. *Complete*

Slidell median-cut back ornamental grasses. *Complete*

3 TREE PRUNING

Pennsville wood line-remove tree that fell out of woods.

Right side of basketball court-remove moss from maple and cypress trees. *will be completed 1/24*

Slidell median outbound side-remove broken branch from oak tree. *Complete*

11631 Belle Haven -remove moss from maple trees. *Complete*

General work order-begin pruning crape myrtles. Remove dead wood, crossing branches, water sprouts, dead wood and sucker growth. Remove moss. *Complete*

General work order-continue cutting back wood lines. *Ongoing*

Bridgeton wood line left of dock- remove fallen tree. *Photo below. Complete*



3 CLEANUP/RUBBISH REMOVAL

Belle Haven odd side median-remove leaf drop along curb line. *Complete*

3 APPEARANCE OF SEASONAL COLOR

The seasonal color display is providing excellent curb appeal. Only minor dead heading and pinching is necessary. Plants were healthy and the beds were weed free. *Photo below.*

January

January



(0) CARRIED FORWARD FROM PRIOR MONTH

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

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

FOR MANAGER

None

PROPOSALS

Bridgeton Park-cut new beds and install 2 roebellini palms where sidewalk meets walkway to dock.

Submit a proposal to install a hose bib or quick connect coupler at barn.

Clubhouse-remove three dead Washingtonia palms.

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 neatly mowed and trimmed. There was a slight loss of color in both the St. Augustine and Bahia turf. That is to be expected in winter. The density of the St. Augustine turf remains strong. The Bahia turf is going into its dormant period, and its growth has slowed considerably. The broadleaf weeds are being well managed and there were signs of dieback from herbicide applications. Pre-emergent herbicide will be applied to the St. Augustine turf in early spring. This will help to prevent grassy weed growth. There were no indications of insect activity in the turf, but some areas were showing a patch disease presence. The health of the shrubs was generally good except for those noted in the report. The shrub pruning appears to be on schedule, but all ornamental grasses need to be cut back. Some hardwood pruning is necessary as are wood line cutbacks. The bed and crack weeds were well managed. The irrigation system was operating on schedule and there was one break noted. The seasonal flower displays are providing excellent 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 6



Job Name:

Water edge

Updated 10/25/18

Controller Name:

A = Main Entrance Belle Haven Drive

IRRIGATION INSPECTION REPORT

Date:

1-16-24

Page #:

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of

3

Technician Name:

Jasen

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:
Program B	7:00pm	M T W T F S S	100 %
Program C	3:00am	M T W T F S S	100 %
Program D	7:00pm	M T W T F S S	100 %
Program E	3:00am	M T W T F S S	100 %

Controller Make & Model:

E - 2:00am - everyday
F - ACC

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	D	P	S				S	D	S		R	S	D	D	
Annuals, Shrub, Turf	T	S	T	T				T	S	T		T	T	S	S	
Run Time [Program: A]	0	30	45	45								45				
Run Time [Program: B]				30				30								
Run Time [Program: C]				30				30	30	30			30	30	40	
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:

- Remove time from 28 and 31 Per CDD
1 - Broken rectangle Lid

Did you contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?

BPI
12:00am
45m.
Wen/Sat
BPI
BPI



Job Name:

Water Edge

Updated 10/25/18

Controller Name:

A

IRRIGATION INSPECTION REPORT

Date:

1-16-24

Page #:

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of

3

Technician Name:

Jason

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program A		M T W T F S S	%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program B		M T W T F S S	%	Weather Sensor Operational: <input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working
Program C		M T W T F S S	%	
Program D		M T W T F S S	%	
Controller Make & Model:	ACC			
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?
<input checked="" type="checkbox"/> YES
<input type="checkbox"/> NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	32			
Spray, Rotor, MP, Drip, or Bubbler							D	P	D	Q	A		5			
Annals, Shrub, Turf																
Run Time [Program: A]																
Run Time [Program: B]										45	35					
Run Time [Program: C]							30	30								
Battery Pack/Doubler/Add-a-Zone									30				30			
Zone Faults or Alarms	E							30	30				20			
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
/alve - Inoperative/Sticking																
Other-See Comments																
Additional Comments:																



Job Name:

Water Edge

Updated 10/25/18

Controller Name:

A

IRRIGATION INSPECTION REPORT

Date:

11/16/24

Page #:

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of

3

Technician Name:

J. S. S. S.

Property Manager:

Controller Make & Model:

BEC

Controller Status:

WORKING

NOT WORKING

POC info:

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	42	43	44	45	36	BP3
Spray, Rotor, MP, Drip, or Bubbler	5	D	I	R	D	D			D	I	D	I	D	S	D
Annuals, Shrub, Turf															
Run Time [Program: A]			2:00		1:00	1:00			4:00					4:00	
Run Time [Program: B]			2:00		1:00	1:00			1:00					4:00	
Run Time [Program: C]															
Battery Pack/Doubler/Add-a-Zone	15	35		1:00	1:00				1:00						
Zone Faults or Alarms	E	15	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															
Nozzle - MP rotator															
Drip Line Break			2						1						
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:

BP3-3:am
W D Sat

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: B = Club House

IRRIGATION INSPECTION REPORT

Date: 1/16/24Page #: 1 of 3Technician Name: Rose

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:	E 2 AM 0 00 0 100			
Controller Status:	Hunter ACC2 24VDC			
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 Bubbler	R	D	D	R	S	D	S	S	D	D	R	D	S	R	R	D
Annuals, Shrub, Turf	T	S	S	T	T	S	T	T	S	S	T	S	T	T	T	S
Run Time [Program: A 1 B]	35			35				15								
Run Time [Program: C 1 D]		25	25		10	15	20	30	30	35	20	20		35	35	
Run Time [Program: I E]									15							25
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 = 1 Drip is a 1/2" Drip feed
2 = lateral break under heavy thick oak tree roots requires extra time

Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 1-16-24Page #: 2 of 3Technician Name: Jose

Property Manager:

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

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	S	R	R	R	S	D	S	S	S	S	S	S	S
Annuals, Shrub, Turf	T	T	T	T	T	T	T	S	T	T	T	T	T	T	T	T
Run Time [Program: A I B]	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Run Time [Program: C I D]	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Run Time [Program: I E]																
Battery Pack/Doubler/Add-a-Zone														15	15	15
Zone Faults or Alarms																
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted	(1)	(2)		(1)												
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
Head Broken - 6" spray	(1)															
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																
Drip Line Break															(1)	
Lateral Line Break															(2)	
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																
Additional Comments:																

[illegible]



Job Name:

Waters Edge

Updated 10/25/18

Controller Name:

C = Lift Station

IRRIGATION INSPECTION REPORT

Date:

1-16-24

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of

Technician Name:

Jason

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program A	7:00 Pm	M T W T F S S	%	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Program B	7:00 Pm	M T W T F S S	%	Weather Sensor Operational:
Program C		M T W T F S S	%	Working <input type="checkbox"/> Not Working <input type="checkbox"/>
Program D		M T W T F S S	%	

Controller Make & Model: ACC

Controller Status: ☒ WORKING ☐ NOT WORKING

POC info: Potable Water Reclaim Water Well Water Lake Water

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

DO WE HAVE A ZONE MAP? YES ☒ NO ☐

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Spray, Rotor, MP, Drip, or Bubbler	S	R	R	X	S	S	R	R	R	S	R	R	R	S	S
Annals, Shrub, Turf	T	T	T	X	T	T	T	T	T	T	T	T	T	T	T
Run Time [Program: A]	20	40	40		20	20	40	40	40			40	110		
Run Time [Program: B]										20	40			20	20
Run Time [Program: C]															
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	(4)	(2)	(1)						(1)	(1)				(4)	
Billable Repairs or Upgrades: Circled items have been completed															
Head Broken - 6" spray					(1)	(1)									
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					(1/2 in.)										
Head Raised/Lowered-Turf															
Head Raised/Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking															
Other-See Comments															
Additional Comments:															

Replace Hunter rain sensor

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:

D Park

IRRIGATION INSPECTION REPORT

Date:

11/16/23

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Technician Name:

Bak Jaysan

Property Manager:

James W.

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program B	7:00pm	M T W T F S S	100 %	YES NO
Program C		M T W T F S S	%	Weather Sensor Operational:
Program D		M T W T F S S	%	Working Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

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			
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	R	R	R	R	R	R	S	R	R	S			
Annuals, Shrub, Turf	T	T	T	T	T	T	T	T	T	T	T	T	T			
Run Time [Program: A]	20	20	35	35	35	35	35	35	35	20	35	35	20			
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	(4)	(4)														
Head Straightened	(1)															
Head Adjusted	(2)		(3)	(1)						(1)	(1)					

Billable Repairs or Upgrades: Circled items have been completed

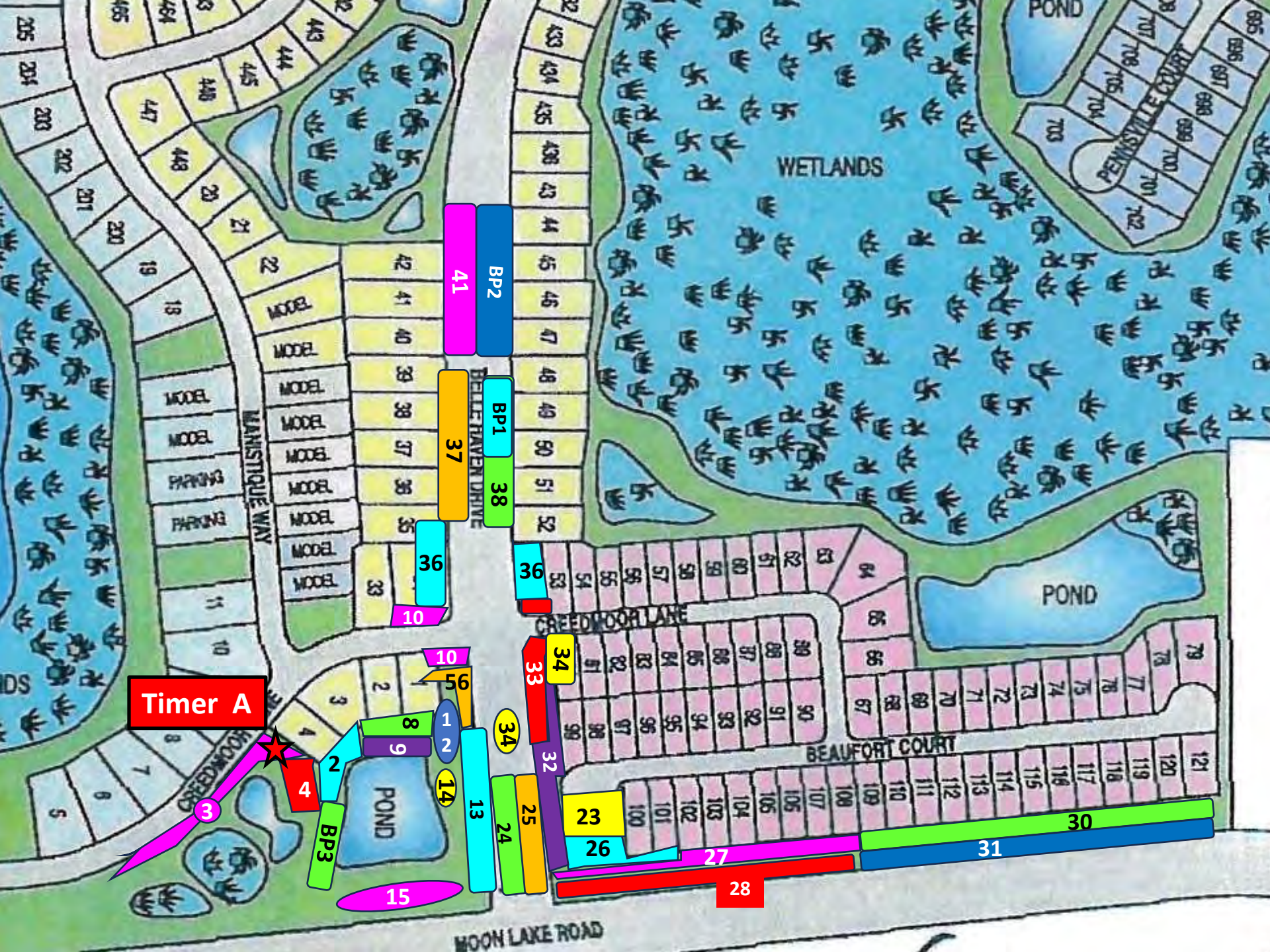
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
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:

Did you contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?

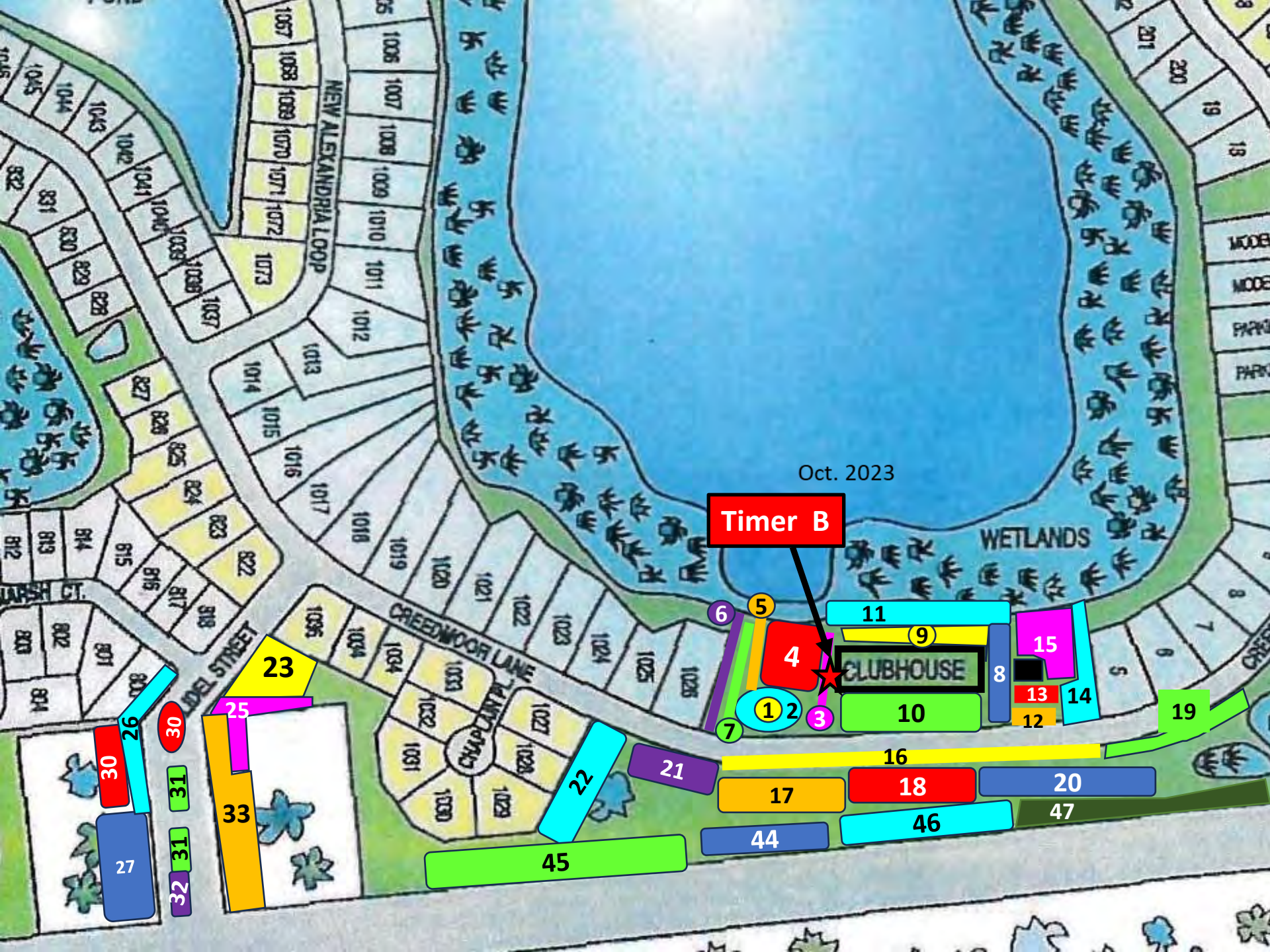


Water's Edge Controller A Main Entrance

★ = Controller
BP = Battey Pack Timer

Zone:

1	N/A	18	N/A	35	N/A
2	🟢	19	N/A	36	🟢
3	🟡	20	N/A	37	🟠
4	🔴	21	N/A	38	🟢
5	N/A	22	N/A	39	N/A
6	N/A	23	🟡	40	N/A
7	N/A	24	🟢	41	🟡
8	🟢	25	🟠	42-55	N/A
9	🟣	26	🟢	56	🟠
10	🟡	27	🟡	BP1	🟢
11	N/A	28	🔴	BP2	🔵
12	🔵	29	N/A	BP3	🟢
13	🟢	30	🟢		
14	🟡	31	🔵		
15	🟡	32	🟣		
16	N/A	33	🔴		
17	N/A	34	🟡		

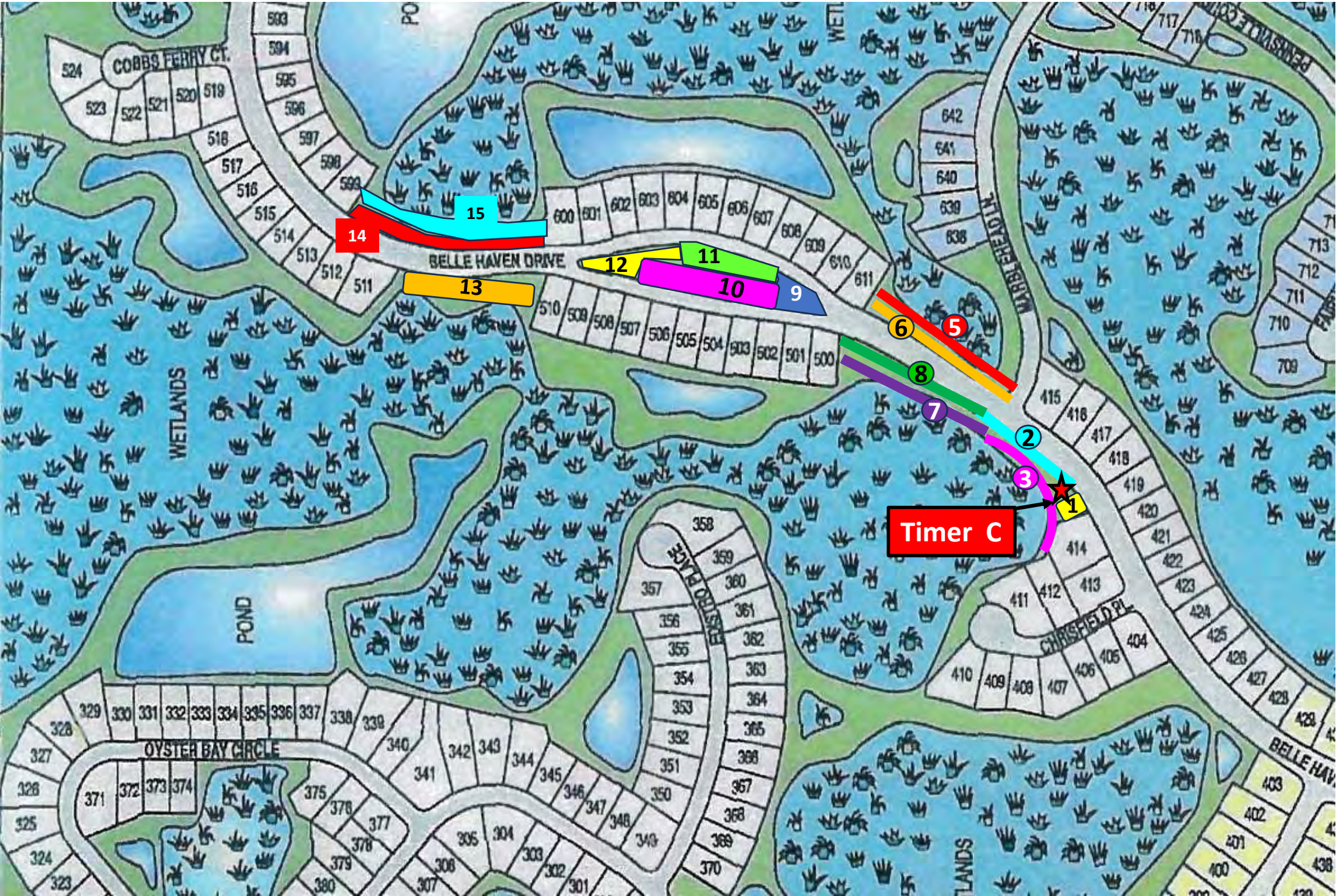


Water's Edge Controller B Clubhouse

★ = Controller
(Left Side CH)

Zone:			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	

Oct. 2023



Water's Edge Controller C Lift Station

★ = Controller

Zone:

- 1
- 2
- 3
- 4 N/A
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Water's Edge
Controller D
Bridgeton Park

★ = Controller

Zone:

- 1 ●
- 2 ●
- 3 ●
- 4 ●
- 5 ●
- 6 ●
- 7 ●
- 8 ●
- 9 ●
- 10 ●
- 11 ●
- 12 ●
- 13 ●



WATER'S EDGE: Zone Responsibility Tracker

1/17/2024

TIMER NAME: Timer A Creedmor Lane Pump Station

Zone #	CDD/HOA	TYPE
1	N/A	N/A
2	CDD	D
3	HOA	R
4	HOA	S/D
5	N/A	N/A
6	N/A	N/A
7	N/A	N/A
8	CDD	S
9	CDD	D
10	HOA	S
11	N/A	N/A
12	HOA	R
13	CDD	S
14	CDD	D
15	CDD	D
16	N/A	N/A
17	N/A	N/A
18	N/A	N/A
19	N/A	N/A
20	N/A	N/A
21	N/A	N/A
22	N/A	N/A
23	HOA	D
24	HOA	D
25	HOA	D
26	HOA	R
27	HOA	R
28	CDD	R
29	N/A	N/A
30	HOA	D
31	CDD	R
32	HOA	D
33	HOA	S
34	HOA	D
35	N/A	N/A
36	HOA	R
37	HOA	D
38	HOA	D
39	N/A	N/A
40	N/A	N/A
41	HOA	D
56	HOA	S/D
Battery Pack #1	HOA	D
Battery Pack #2	HOA	D
Battery Pack #3	CDD	R

HOA
CDD

OFF

OFF



Proposal #7111

Date: 1/17/2024

Customer:

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

Property:

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

Water's Edge HOA Jan. 2024 Irrigation Inspections

Irrigation repair needing approval from Jan. 2024 system check.

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

Controller B Clubhouse

In area of Zn 16 Clubhouse Timer B we have a line break in heavy tree roots. Zn 16 is located in HOA area across the street from the clubhouse.

Irrigation Repair

Items	Quantity	Unit	
Slip-Fix - 2"	1.00	ea	
1.25"-2" MISC PVC Fittings	2.00	ea	
2" PVC Pipe - Sch. 40	2.00	lf	
Irrigation Repair:			\$357.21
PROJECT TOTAL:			\$357.21

Terms & Conditions

GENERAL TERMS AND CONDITIONS

PART 1: CONTRACTOR'S RESPONSIBILITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: CLIENT'S RESPONSIBILITY

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

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

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

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

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

PART 3: OTHER TERMS

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

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

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

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

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

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

By _____

James Wade

Date 1/17/2024

30-PIN

By _____

Date _____

Water's Edge HOA

Tab 7



Proposal #6549

Date: 10/27/2023

Customer:

Matthew Huber
Rizzetta & Co.
9019 Creedmoor Lane
New Port Richey, FL 34654

Property:

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

Mulch Install 2023

We propose to install 250 yards of pine bark mulch in the CDD planter beds.

Mulch Install 2023

Mulch Install 2023

Items	Quantity	Unit	Price/Unit	Price
Pine Bark Mulch by Hand	250.00	CY	\$50.00	\$12,500.00
Delivery fee	3.00	ea	\$350.00	\$1,050.00
			Mulch Install 2023:	\$13,550.00
			PROJECT TOTAL:	\$13,550.00

Terms & Conditions

GENERAL TERMS AND CONDITIONS

PART 1: CONTRACTOR'S RESPONSIBILITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 3: OTHER TERMS

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

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

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

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

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

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

By _____

James Wade

Date 10/27/2023

ASI Landscape Management

By _____

Date _____

Water's Edge CDD

Water's Edge

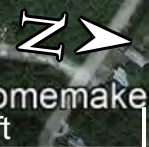
CDD Mulch

Legend

- 9019 Creedmoor Ln
- Mulch



Google Earth



Estimate

EST-002372



iMulchFL, Inc.

210 N. Tubbs St #569
Oakland 34760
(407) 490-9799
www.imulchfl.com

Bill To

Waters Edge CDD

Matthew Huber

MHuber@rizzetta.com

Estimate Date :

01/22/2024

Mulch Type & Service Notes	Yards	Rate	Amount
Installation of Pine Bark Mulch	250.00	47.00	11,750.00
Sub Total			11,750.00
Total			\$11,750.00

Notes

Looking forward for your business.

Terms & Conditions

Please indicate authorization to commence installation by signing below and emailing back to info@imulchfl.com

Authorized By: _____

PO# (if needed): _____

Date: _____

Authorized Signature _____



5311 36th Avenue East
Palmetto, FL 34221
Phone (888) 90-MULCH
Fax (941) 721-3525

SUBMITTED TO: Waters Edge CDD
3434 Colwel Ave Unit 200
Tampa FL 33614
ATTN: Matthew Huber
Mhuber@rizzetta.com
813 933 5571 ext 2772

Date : 1/17/2024

Project : Waters Edge New Port Richey

QTY	DESCRIPTION	UNIT PRICE	EXTENDED TOTAL
250	Pinebark 2' Nuggets (cubic yards) Installed in common area landscape.	47.50	11,875.00
4	Fuel Surcharge/tripp fee \$3 per loaded mile (65 miles)	195.00	780.00
Total			12,655.00
Terms : Due upon completion			

ACCEPTED BY: _____

DATE: _____

ACCEPTED BY: _____

DATE: _____

Mulch Blowers Representative - Royce Dunnuck
888-906-8524

Tab 8



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

December 31, 2023

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District
Balance Sheet
As of 12/31/2023
(In Whole Numbers)

	General Fund	Reclaimed Water Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	477,420	57,359	60,277	588,983	1,184,039	0	0
Investments	27,040	34,948	356,520	554,270	972,779	0	0
Accounts Receivable	37,715	0	0	51,266	88,980	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	23,760	0	1,575	0	25,335	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	1,194,519
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,385,481
Total Assets	569,900	92,307	418,372	1,194,519	2,275,098	6,633,196	7,580,000
Liabilities							
Accounts Payable	31,182	0	0	0	31,182	0	0
Accrued Expenses	2,600	6,500	0	0	9,100	0	0
Due To Other	1,575	23,760	0	0	25,335	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
Total Liabilities	35,357	30,260	0	0	65,617	0	7,580,000
Fund Equity & Other Credits							
Beginning Fund Balance	237,937	22,670	356,079	578,762	1,195,447	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	296,606	39,377	62,293	615,757	1,014,034	0	0
Total Fund Equity & Other Credits	534,543	62,047	418,372	1,194,519	2,209,481	6,633,196	0
Total Liabilities & Fund Equity	569,900	92,307	418,372	1,194,519	2,275,098	6,633,196	7,580,000

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	108	(108)
Special Assessments				
Tax Roll	410,827	410,827	412,659	(1,832)
Total Revenues	410,827	410,827	412,767	(1,940)
Expenditures				
Legislative				
Supervisor Fees	13,000	3,250	4,000	(750)
Total Legislative	13,000	3,250	4,000	(750)
Financial & Administrative				
Accounting Services	13,764	3,441	3,613	(172)
Administrative Services	5,161	1,290	1,290	0
Arbitrage Rebate Calculation	450	0	0	0
Assessment Roll	5,728	5,728	5,728	0
Auditing Services	3,250	0	0	0
Disclosure Report	1,500	0	0	0
District Engineer	18,000	4,500	3,636	864
District Management	24,929	6,232	6,232	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,728	1,432	1,432	0
Legal Advertising	500	125	0	125
Miscellaneous Mailings	3,000	750	0	750
Public Officials Liability Insurance	3,391	3,391	3,144	247
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	3,775	3,775	1,886	1,889
Website Hosting, Maintenance, Backup & E	4,000	1,000	2,137	(1,137)
Total Financial & Administrative	93,501	31,839	29,273	2,566
Legal Counsel				
District Counsel	13,000	3,250	9,841	(6,591)
Total Legal Counsel	13,000	3,250	9,841	(6,591)
Electric Utility Services				
Utility Services	27,250	6,813	5,013	1,800
Total Electric Utility Services	27,250	6,813	5,013	1,800
Stormwater Control				
Aquatic Maintenance	26,220	6,555	5,205	1,350
Aquatic Plant Replacement	2,500	625	0	625

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fountain Service Repair & Maintenance	3,500	875	150	725
Lake/Pond Bank Maintenance & Repair	8,000	2,000	0	2,000
Mitigation Area Monitoring & Maintenance	500	125	0	125
Stormwater System Maintenance	7,500	1,875	0	1,875
Total Stormwater Control	48,220	12,055	5,355	6,700
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,000	750	0	750
General Liability Insurance	3,391	3,391	3,144	247
Irrigation Maintenance & Repair	12,000	3,000	2,250	750
Irrigation Repair	12,500	3,125	313	2,812
Landscape - Mulch	12,000	3,000	0	3,000
Landscape Maintenance	102,500	25,625	26,172	(547)
Landscape Miscellaneous	5,000	1,250	7,000	(5,750)
Landscape Replacement Plants, Shrubs, Tr	10,000	2,500	600	1,900
Property Insurance	10,465	10,465	10,442	23
Reclaimed Pump Maintenance & Repairs	25,000	6,250	2,077	4,173
Well Maintenance	5,000	1,250	0	1,251
Total Other Physical Environment	200,856	60,606	51,997	8,609
Contingency				
Miscellaneous Contingency	15,000	3,750	10,682	(6,932)
Total Contingency	15,000	3,750	10,682	(6,932)
Total Expenditures	410,827	121,563	116,160	5,402
Total Excess of Revenues Over(Under) Expenditures	0	289,264	296,607	(7,343)
Fund Balance, Beginning of Period	0	0	237,936	(237,936)
Total Fund Balance, End of Period	0	289,264	534,543	(245,279)

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	(1)
Special Assessments				
Tax Roll	57,360	57,360	57,359	1
Total Revenues	<u>57,360</u>	<u>57,360</u>	<u>57,360</u>	<u>0</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	57,360	14,340	17,983	(3,643)
Total Water-Sewer Combination Services	<u>57,360</u>	<u>14,340</u>	<u>17,983</u>	<u>(3,643)</u>
Total Expenditures	<u>57,360</u>	<u>14,340</u>	<u>17,983</u>	<u>(3,643)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>43,020</u>	<u>39,377</u>	<u>3,643</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>22,670</u>	<u>(22,670)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>43,020</u>	<u>62,047</u>	<u>(19,027)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,016	(2,016)
Special Assessments				
Tax Roll	60,277	60,277	60,277	0
Total Revenues	<u>60,277</u>	<u>60,277</u>	<u>62,293</u>	<u>(2,016)</u>
Expenditures				
Contingency				
Capital Reserve	60,277	60,277	0	60,277
Total Contingency	<u>60,277</u>	<u>60,277</u>	<u>0</u>	<u>60,277</u>
Total Expenditures	<u>60,277</u>	<u>60,277</u>	<u>0</u>	<u>60,277</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>62,293</u>	<u>(62,293)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>356,079</u>	<u>(356,079)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>418,372</u>	<u>(418,372)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,071	(7,071)
Special Assessments				
Tax Roll	757,933	757,933	760,554	(2,621)
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>767,625</u>	<u>(9,692)</u>
Expenditures				
Debt Service				
Interest	302,933	302,933	151,868	151,064
Principal	455,000	455,000	0	455,000
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>151,868</u>	<u>606,064</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>151,868</u>	<u>606,064</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>615,757</u>	<u>(615,757)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>578,762</u>	<u>(578,762)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,194,519</u>	<u>(1,194,519)</u>

**Waters Edge CDD
Investment Summary
December 31, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2023</u>
The Bank of Tampa	Money Market	\$ 27,040
Total General Fund Investments		\$ 27,040
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 248,825
Western Alliance Bank	Money Market	107,695
Total Reserve Fund Investments		\$ 356,520
US Bank Series 2015 Revenue	US Bank Money Market 5	\$ 170,954
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	360,028
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,107
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
Total Debt Service Fund Investments		\$ 554,270

Waters Edge Community Development District
Summary A/R Ledger
From 12/01/2023 to 12/31/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
345, 2419							
	345-001	345 General Fund	Lugos Property Services LLC	AR00001488	11501	09/30/2023	1,575.00
	345-001	345 General Fund	Pasco County Tax Collector	AR00001201	12110	10/01/2023	35,744.57
	345-001	345 General Fund	Waters Edge Master HOA	AR00001597	11510	12/31/2023	395.65
Sum for 345, 2419							37,715.22
345, 2422							
	345-200	345 Debt Service Fund S2015	Pasco County Tax Collector	AR00001201	12110	10/01/2023	51,265.21
Sum for 345, 2422							51,265.21
Sum for 345							88,980.43
Sum Total							88,980.43

See Notes to Unaudited Financial Statements

Waters Edge Community Development District
Summary A/P Ledger
From 12/01/2023 to 12/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
345, 2419	345 General Fund	12/21/2023	Brenda L Brown	BB122123	Board of Supervisors Meeting 12/21/23	200.00
	345 General Fund	12/21/2023	George Anastasopoulos	GA122123	Board of Supervisors Meeting 12/21/23	200.00
	345 General Fund	12/27/2023	GHS Environmental LLC	2023-614	Monthly Meter Readings 12/23	142.00
	345 General Fund	12/21/2023	High Trim, LLC	5217	Tree Trimming & Removal 12/23	7,000.00
	345 General Fund	12/31/2023	Irrigation Technical Services, Inc.	32570	Water Management - Pump Station 12/23	550.00
	345 General Fund	12/21/2023	Jason Peterson	JP122123	Board of Supervisors Meeting 12/21/23	200.00
	345 General Fund	12/01/2023	Pasco County Utilities	19543285 Autopay	9019 Creedmoor Reclaim Lane 11/23	5,495.18
	345 General Fund	12/01/2023	Straley Robin Vericker	23954	General Legal Services 10/23	5,320.50
	345 General Fund	12/01/2023	Straley Robin Vericker	24010	General Legal Services 11/23	884.50
	345 General Fund	12/21/2023	Teri Lynn Geney	TG122123	Board of Supervisors Meeting 12/21/23	200.00
	345 General Fund	12/21/2023	Timothy M. Haslett	TH122123	Board of Supervisors Meeting 12/21/23	200.00
	345 General Fund	12/31/2023	Waters Edge Master HOA, Inc.	010124	Shared Cost Landscape Services 12/23	9,566.80
	345 General Fund	12/27/2023	Withlacoochee River Electric Cooperative, Inc.	2189382 12/23 Autopay	Electric 2189382 12/23	40.16
	345 General Fund	12/27/2023	Withlacoochee River Electric Cooperative, Inc.	2189384 12/23 Autopay	Electric 2189384 12/23	1,025.58
	345 General Fund	12/27/2023	Withlacoochee River Electric Cooperative, Inc.	2189381 12/23 Autopay	Electric 2189381 12/23	40.16
	345 General Fund	12/27/2023	Withlacoochee River Electric Cooperative, Inc.	2189378 12/23 Autopay	Electric 2189378 12/23	77.07
	345 General Fund	12/27/2023	Withlacoochee River Electric Cooperative, Inc.	2189383 12/23 Autopay	Electric 2189383 12/23	40.16
Sum for 345, 2419						31,182.11
Sum for 345						31,182.11
Sum Total						31,182.11

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 9



Quarterly Compliance Audit Report

Waters Edge (Pasco)

Date: December 2023 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

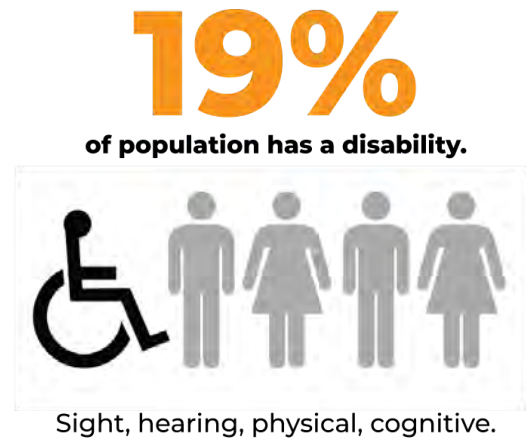
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 10

Gabriel D. Papadopoulos

8327 Creedmoor Ln, New Port Richey, Florida 34654

Telephone: (727) 992-6546/Email: gab777aol.com

Executive Summary

As a dedicated community servant and leader, I am prepared to use my knowledge and experience to take on new challenges, better our community, and serve in the best interest of our citizens. I am a strong team builder with 30 plus years of progressive responsibility and service/administrative experience, who has the ability to work within our community's existing structure while realizing the changes needed for a bright future. I am an Ordained Minister and the founder and Senior Pastor of New Horizons Church serving my community for years. In addition, I am the founder of several non-for profits.

Professional Experience.

Senior Pastor of New Horizons Church

2011-present

- Serve as the lead minister of the ministry.
- Provide team leadership, ministry direction and support to all ministry volunteers.
- Cultivate community partnerships to enhance ministry services offered to individuals.
- Audit and monitor ministry process results to ensure successful program implementation and outcomes.
- Confer with ministry leaders to identify solutions that will satisfy customer expectations.
- Set the vision and framework that enables ministry staff to successfully deliver programmed services.
- Management and oversight of ministry volunteers.
- Serve as the contact point for non-profit and ministry agencies providing community service programs.
- Oversee planning, coordination, administration, and marketing of services.
- Serve as the conduit for successful communication between all Ministry Services Divisions.
- Work with fiscal staff and division ministers to prepare budgets.
- Analyze and problem-solve. Maintain excellent public relations.
- Review and approve budgetary requests for ministry.
- Direct and supervise all Ministry activities through personal consultation with ministry volunteer staff and the issuance of directives.
- Adapt and develop new programs, and implement policies that directly impact ministry operations.

Pasco County Director of Community Services

2017-2018

- Provide oversight and supervision, administrative direction and support to Pasco County's Senior Services, Human Services, and Veteran Services Divisions.
- Set the vision and framework that enables staff to successfully deliver programmed services.
- Serve as the conduit for successful communication between all Public Services Divisions.
- Confer with division managers to identify solutions that will satisfy customer expectations.
- Ensure compliance with BCC policies, and all relevant laws and regulations.
- Work with fiscal staff and division managers and the maintenance of monetary controls and the accounting of appropriations.
- Oversee a team of employees, volunteers and prepare and administer operating budgets.
- Serve as the contact point for non-profit agencies providing community service programs.
- Acquire funding for programs and projects which benefit and enhance services to the public.

Gabriel D. Papadopoulos

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- Negotiate, implement, and update the annual budget including State and Federal grant funds.
- Design, implement, and maintain programs, techniques, and work measurements to assist the facilitation of production, quality control, and project management.
- Direct, supervise, and evaluate staff carrying out grant writing, Public and Private Partnerships, and County programs and initiatives.
- Cultivate Public and Private Partnerships to enhance services offered to residents.
- Audit and monitor process results to ensure successful program implementation and outcomes.

Pasco County Elderly Nutrition Division Manager
Public Services Divisions Team Lead

2015-2017

- Serve as the Manager of Pasco County Elderly Nutrition Division.
- Provide team leadership, administrative direction and support to Pasco County's Human Services Division, Veterans Services Division, and Cooperative Extension Service Division.
- Set the vision and framework that enables staff to successfully deliver programmed services.
- Serve as the conduit for successful communication between all Public Services Divisions.
- Confer with division managers to identify solutions that will satisfy customer expectations.
- Ensure compliance with BCC policies, and all relevant laws and regulations.
- Work with fiscal staff and division managers to prepare \$13 million in budgets.
- Serve as a liaison between Pasco County administration and division heads.
- Serve as the contact point for non-profit agencies providing community service programs.
- Acquire funding for programs and projects which benefit and enhance services to the public.
- Negotiate, implement, and update the annual budget including State and Federal grant funds.
- Design, implement, and maintain programs, techniques, and work measurements to assist the facilitation of production, quality control, and project management.
- Direct, supervise, and evaluate staff carrying out grant writing, Public and Private Partnerships, and County programs and initiatives.
- Cultivate Public and Private Partnerships to enhance services offered to residents.
- Audit and monitor process results to ensure successful program implementation and outcomes.

Pasco County Elderly Nutrition Division Manager

2004-2015

- Management and oversight of staff and a total of eight facilities that provide public services.
- Management and oversight of approximately 472 volunteers.
- Serve as Process Improvement Team (PIT) Crew Chief.
- Administer a substantial operational budget (including cash and in-kind).
- Analyze and approve legal/financial documents.
- Procure approximately \$700,000.00 annually of in-kind contributions from community partners.
- Lead by principles that coincide with the Governor's Sterling Award process, Baldrige, and Pasco County's LEAP initiative.
- Oversee planning, coordination, administration, and marketing of services.
- Establish procedures and policies to support excellent customer service, and ensure compliance with County, State, and Federal guidelines.
- Adapt and develop new programs, and implement policies that directly impact operations.
- Develop instructional manuals for new operational procedures.
- Negotiate and monitor contracts on behalf of Pasco County, maintaining an effective working relationship with business partners and outside agencies.

Gabriel D. Papadopoulos

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- Direct and supervise all Division activities through personal consultation with senior staff and the issuance of directives.
- Analyze and problem-solve. Maintain excellent public relations.
- Supervise professional, clerical, and field employees and prepare employee evaluations.
- Oversee the coordination of transportation for seniors attending congregate centers.
- Review and approve budgetary requests for staff.
- Prepare budgets, complex fiscal and operational/statistical reports, and maintain monetary controls.
- Direct the writing of project grants. Evaluate staff, goals, programs, and performance.
- Monitor grants and ensure expenditures remain within reasonable tolerances. Initiate purchases of necessary supplies and equipment in accordance with County and Federal regulations.

Pasco County Training Specialist

1994-2004

- Served as a training specialist working in personnel and human resources.
- Planned and participated in recruitment/staffing activities to attract qualified job applicants.
- Planned, developed, directed, coordinated, and implemented various programs.
- Planned, organized, and supervised the work of all contracted and volunteer instructors.
- Coordinated all training programs including management, supervision, and public relations.
- Interpreted personnel policies to employees at all levels.
- Prepared comprehensive statistical reports, record keeping, and organizational development.
- Established and implemented policies and procedures for instructors.
- Evaluated instructors' work performance and provided feedback accordingly.
- Conferred with Assistant County Administrators and other management personnel on various training needs. Developed manuals for instruction and regulatory compliance/safety.
- Established long-range goals and objectives for Pasco County's Training Section.
- Researched problem areas and recommended revised standards for corrective action.
- Coached and counseled employees on job application process, career advancement, compensation, and benefits.
- Conferred with higher learning institutions and agency officials regarding Pasco County's training and staff development needs. Negotiated and monitored various agreements. Reviewed and approved curriculum changes.
- Conducted programs for all new employees, employee relations, and employee development.
- Trained new instructors and evaluated their progress.
- Identified legal requirements and government regulations affecting training functions.
- Prepared the training budget.
- Supervised the administration of training examinations as mandated by Pasco County.
- Addressed citizen and employee groups, transmitted written communications, and worked effectively with diverse groups and personalities.

Pasco County Animal Control Education Coordinator

1991-1994

- Administered and coordinated the education program for Pasco County Animal Control Division, and training programs and activities within Pasco County.
- Conducted public relations campaigns, and monitoring and preparation of the budget.
- Prepared comprehensive statistical reports.
- Conferred with community officials concerning a variety of animal control issues.

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- Interviewed, appointed, and trained volunteers for special humane education assignments.
- Planned, organized, and supervised the work of volunteer staff.

Pasco County Elderly Nutrition Program Supervisor

1987-1991

- Managed two Pasco County Elderly Nutrition Program facilities.
- Assisted the program manager with grants and provided feedback during budget preparation.
- Ensured daily site operations and client eligibility were in compliance with all governing agencies (including County, State, Federal, and in conjunction with the Older Americans Act).
- Conducted staff training, interviewed potential clients, and maintained client applications.
- Provided supervision and maintained records of daily activities for site staff, home delivery drivers, and volunteers. Evaluated the work of subordinates.
- Planned, directed, coordinated, and supervised the daily activities of a congregate and home delivered meal program for two sites.
- Recruited, enrolled, trained, and supervised site volunteers. Monitored volunteer delivery routes.
- Represented the Pasco County Elderly Nutrition Program in public meetings.
- Initiated program fundraising efforts to supplement government funding sources.
- Projected and launched the purchase of necessary equipment and supplies.
- Prepared comprehensive fiscal and operational reports, and monitored site financial contributions.
- Served as liaison for participants of age-related services.
- Responsible for facility operations: use, security, economy, and accountability.

Counselor, San Antonio Boys Village

1986-1987

- Responsible for providing long-term residential care, recreation, and crisis counseling for juvenile delinquents with behavioral and emotional problems.
- Ensured proper compliance with State grant regulations.

Military Experience

Cyprus National Guard, Transportation Division, Office of Administration Specialist

1980-1982

- Active Duty and Honorable Discharge.
- Served as a member of a large military transportation division and fleet operations. This was a multiphase, organized system transporting military equipment and personnel to various locations utilizing a systematic routing approach.

Education

Master of Business Administration in Management, Saint Leo University, St. Leo, Florida

2004

Bachelor of Arts in Communication-minor in religion, Lee University, Cleveland, Tennessee

1985

Professional Memberships

Volunteer Way, Board of Directors (Vice-Chairman-Board Member)

2016-present

Somebody Cares Pasco (Member)

2007-present

New Horizons Worship Center-Global Ministries (Member-President-BOD)

2011-present

Gabriel D. Papadopoulos

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State of Florida Sterling Council, Board of Examiners	2012-2013
Pasco County ADA Compliance Committee, (Vice-Chairman)	2011-2018
United Way of Pasco County (Board Member-FEMA)	2004-2006
Florida Council on Aging (Member)	2004-2008
Florida Association of Aging Service Providers (Member)	2004-2008
Pasco Aging Network (Member)	2004-2008
Calvary Chapel Worship Center (Member/Volunteer Leader)	1998-2010
Pasco County Continuity of Operations Working Group (Member)	2003-2004
Pasco-Hernando Corporate Training Advisory Committee (Member)	1995-2004
Society for Human Resources Management (Member)	1998-2004
Society of Training and Development (Member)	1994-2004
Leadership Pasco Board of Directors (Board Member)	1994-1994
American Society of Training and Development (Member)	1995-2004

Publications

Published and authored, <i>Humane Education Curriculum</i> for grades K-8 (Implemented by Pasco County Schools)	1992
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Presentations

Florida Business Sterling Model, Employee Trainer	2010-present
Workplace Diversity and Harassment Prevention, Employee Trainer	2004-present
Sexual Harassment Prevention, Employee Trainer	1994-2004
Defensive Driving, Instructor and Instructor Trainer	1994-2004
Employee Discipline, Trainer	1994-2004
Performance Evaluations, Trainer	1994-2004
Leadership, Trainer	1994-2004
Animal Services - Humane Public Education Seminars	1991-1994
Safety Around Animals/Rabies for County Employees, Trainer	1991-1994

Individual Awards & Recognitions

Awarded

Herman W. Goldner Award, 2007 Nomination for Regional Leadership in the Tampa Bay Area (As one of five finalists, I received a trophy for this honorable nomination.)	2008
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Leadership and Division Awards & Recognitions

Awarded

Under my leadership the Pasco County Elderly Nutrition Division received the following:

2014 Charles McIntosh Jr. Award (2 nd place) for the Community Category	2015
National Association of Counties (NACo) Volunteerism Achievement Award (1 st Place)	2013
National Association of Counties (NACo) Pet Food Distribution Volunteers Award	2013
2011 Charles McIntosh Jr. Award Honorable Mention (3 rd Place)	2012
2009 Charles McIntosh Certificate of Nomination	2010
2007 Charles McIntosh Certificate of Excellence Award	2009
Community Aging & Retirement Services-Honoring Florida Governor Charlie Crist	2007

Training

Completed

Gabriel D. Papadopoulos

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State of Florida Sterling Council, Board of Examiners	2013
U.S. Department of Homeland Security (IS 100, 200, 300, 400, 700, 800B)	2006-2009
Pasco County's Advance Supervisor Course (PHCC)	1994
Animal Control Officer Certification	1992
Pasco County's First Line Supervisor (PHCC)	1990

Languages

English – speak, read, and write fluently.

Greek – speak, read, and write fluently.

MICHAEL ATKINSON

8446 Creedmoor Lane
New Port Richey, FL 34654
atkinsm0215@gmail.com
(727) 514-6820

WatersEdge / CDD

Attn: Matthew Huber
CDD District Manager

Dear Sir,

I am applying for the position on the Board of Supervisors for the WatersEdge community. I possess all of the knowledge, skills and abilities required in the essential duties and responsibilities stated in the position announcement. My background in operations and contract management, facilities, safety, and process control will enhance this position on the board.

My knowledge and experience with multiple site operations, budgets and business analysis is extensive. I have broad experience providing recommendations for improved operations, environmental compliance and new construction management. I have the ability to provide analysis and recommendations for all business-related activities.

I have experience using various metrics to track and evaluate data to improve every-day operations and provide information for informed decisions including in-depth reporting. My experience corresponding with associates at all levels provide me with the capacity to deliver information and expertise needed for sound decision making.

I look forward to meeting with you to discuss my qualifications and the preferred criteria for this position.

Regards,

Michael Atkinson

MICHAEL ATKINSON

8446 Creedmoor Lane
New Port Richey, FL 34654
atkinsm0215@gmail.com
(727) 514-6820

PROFESSIONAL WORK EXPERIENCE

Manager III / Chief of Materials Management

2014 – October 2022

Montgomery County Government

Division of Fleet Management Services
16700 Crabbs Branch Way
Rockville, MD 20855

- Oversee 6 managers, staff of 30 personnel and 50+ contractors in a 24-hour operation including training, safety and environmental concerns with an operating budget over 25 million dollars.
- Manage service contracts to include CNG gas fueling sites (Trillium) for buses and bus service lanes (3) (First Vehicle Services).
- Manage three (3) parts warehouses and seven (7) depots with a parts value of 4+ million dollars
- Manage all fuel and disbursements at 13 fuel sites throughout the County for FY'20 to include:
 - Unleaded and E85 with 2.1 million gallons
 - Diesel with 3 million gallons
 - Compressed Natural Gas (CNG) with 1.5 million gallons equivalent
- Managed grant regarding the installation of Electric Vehicle Charging Stations (EV), Fleet Commander Kiosks and Hybrid Electric aftermarket conversions
- EV charging stations include 14 sites with 48 nozzles managed with the ChargePoint System
- Manage the implementation of bus (EV) level three charging stations for new Proterra buses to include the software applications of Viriciti to monitor all buses and charging stations
- Oversaw county wide fuel infrastructure consolidation (CIP) to include Fire & Rescue, Parks & Planning and Board of Education to include the implementation of new fuel dispensing and tank management systems (Fuel Master and Inform)
- Member of the National Association of Fleet Managers (NAFA) and obtained a Certified Automotive Fleet Manager (CAFM)
- Managed COVID-19 Emergency Materials Warehouse as part of repurposed duties
- Responsible for Fleet Management's Continuity of Operations Plan (COOP):
 - Incident Commander regarding 3D fuel spill, 11/17, instigation contractor removal
 - Receive and attend regular training / updates
 - Completed Emergency Management Training to include FEMA classes

Additional Professional Experience within Montgomery County Government:

Shop Superintendent/Automotive Equipment Section

2004 – 2010, 2011, 2012-2014

- Manage multiple vendor contracts valued at 6.5 million dollars
- Worked directly with Montgomery County Police, Fire & Rescue and Sheriff overseeing vehicles cradle to grave

- Established and maintained the Fleet Coordinator list to communicate disseminate information on a regular basis

Manager III / Fleet Services Coordinator (Acting)

2011 – 2012

- Managed the operations of two fleets for the Montgomery County Government including over 2250 light vehicles and 600+ heavy trucks, equipment and apparatus
- Staff included over 70 full-time, managers, administrators, crew chiefs, mechanics, and vendor employees

Equipment Services Coordinator/Transit Equipment Section

2010

- Managed the crew chiefs and bus mechanics in a 24/7 bus maintenance facility
- Administered a fleet of 128 transit buses for Fleet Management and our customer Ride-On

Program Specialist II

2002-2004

- Coordinated all site activities in Equipment Services Coordinator's absence
- Administered fleet of over 2,000 automobiles and light trucks from reception to disposal

Additional Professional Experience:

Regional Sales & Operations Management

- CDS Logistics
- Bowman Sales & Service
- SAMP USA
- Trelleborg Industrial Tires

EDUCATION

Frostburg State University, Frostburg, Maryland - MBA

- Completed degree with a GPA of 3.8 while working as a Graduate Assistant

Jacksonville State University, Jacksonville, Alabama - B.S.

- Degree in Marketing with a Minor in Law Enforcement

ASSOCIATIONS, AWARDS, CERTIFICATIONS & TRAINING

- Member of the National Association of Fleet Administrators (NAFA)
- Certified Automotive Fleet Manager (CAFM) from National Association of Fleet Administrators (NAFA)
- Award Recipient - 2015 National Association of Counties (NACo) Achievement Award / Maryland Smart Energy Communities Program
- May 2020 – Recognized as County Employee High Riser from Montgomery County Executive for Outstanding Work during the COVID-19 Pandemic
- Class A, B and C Operator for Fuel Site Management
- Trained in Emergency Management Operations thru FEMA and Continuity of Operations Planning (COOP)

Tab 13



November 15, 2023

Waters Edge Master Association, Inc.
New Port Richey, FL

Re: Pump Station Upgrades

Ballenger Irrigation hereby submits a proposal to upgrade the existing pump station with a new control panel, variable frequency drives for each pump and the current Watervision software for monitoring and managing the system. This proposal shall include the following:

- Industrial control panel.
- Wetwell level control with one pond fill.
- Station Disconnect Switch
- 3 - Variable frequency drive – 60 hp, 380-480V/3A
- VFD Contactor – 460-575V/3ph-60HP
- Motor Starter – 460-575V/3Ph-5HP
- Power – Phase monitoring protection
- Flow signal Oppto coupler for sharing signa.,
- Remote Disable Relay
- WaterVision Cloud – AT&T – w/3yr subscription
- Fertigation run relay
- Electrical enclosure
- Chemical treatment relay
- Heat exchanger – Xlarge
- Discharge filter flush logic
- 2 - Pressure transducer and gage assembly
- Individual pump ISO EBV Logic
- Miscellaneous parts
- Equipment for off load and setup
- Labor

Price \$122,843.00

Note:

1. Prices good for 30 days.
2. Accounts not paid within 30 days of invoice date are subject to a 5% monthly finance charge.

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Waters Edge Master Association

Date

Tab 14

MINUTES OF MEETING

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

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, December 21, 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
Brenda Brown	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Timothy Haslett	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Co., Inc.
Michael Broadus	District Counsel, Straley, Robin & Vericker <i>(via phone)</i>
Frank Nolte	District Engineer, Stantec <i>(via phone)</i>
Tony Smith	Representative, Sitex Aquatics

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was no audience present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Manager

1. Presentation of Monthly Aquatics Report

Mr. Smith presented his report to the Board. He discussed adding blue dye to the ponds.

Mr. Haslett advised the Board that he would be doing an inspection next Tuesday.

The Board requested Mr. Smith provide a proposal for the Littoral Shelf on Pond EA1.

B. District Engineer Report

Mr. Nolte spoke to a paint specialist and obtained a recommendation and scope of work to repair and paint approximately 1,936 feet of perimeter wall.

Ms. Geney volunteered to help with the painting bid process. Mr. Nolte would like to have a meeting at the end of January. Ms. Geney will pass the information and meeting date along to the HOA. It was noted that there was some broken glass and missing stones on the small monument houses.

Mr. Haslett advised Mr. Nolte that work is being done to identify the areas of responsibility in the irrigation. There are 4 zones that are outside of the wall (zone 27, 28, 30 and 31). Mr. Haslett asked the Board if those areas should be abandoned. Ms. Geney advised to turn off zones 28 and 30, and to leave 27. There was a discussion on who is responsible for these zones. Upon discussion the Board concluded that zones 31 & 28 are HOA responsibility.

1. Update on Beaufort Court Steel Fencing

Mr. Nolte advised the Board that there is a 40 ft section of the steel fencing at the end of Beaufort Court that is on CDD property and was not included on the reserve study. Mr. Huber will pass that along to Florida Reserve for them to include and update the report.

C. District Counsel

Present, no report.

D. PSA Inspection Report**1. November Done Report**

The Board reviewed the November Done Report. There were no questions or comments.

2. December Report

The Board reviewed the December Report. There were no questions or comments.

3. ASI Landscape Proposals

The Board reviewed the ASI proposal #6141, in the amount of \$5,133.28. The Board decided to revisit this proposal in June 2024.

The Board also reviewed the ASI proposal #6549, in the amount of \$13,550.00. The Board requested a map showing where this proposal is referencing. The Board also requested other recommendations/proposals for mulch and Pine Straw from other companies.

E. District Manager

Mr. Huber informed the Board that the Palms by the Ventana Townhomes have been trimmed.

Mr. Huber advised the Board that the next regularly scheduled meeting is Jan 25, 2023 at 5:00 pm

1. Review of Financial Statement

Mr. Anastasopoulos stated the Supervisor Fees for November 2023 were incorrect and also looked incorrect for September 2023.

Mr. Haslett stated the October Financials - GHS was incorrect. The attorney's fees were input incorrectly. He also stated the HOA landscaping was applied to the wrong fiscal year, and the wrong amount was paid the electric bills were applied to fiscal year 24 and need to be fiscal year 23. The ITS invoice needs to be fiscal year 23.

Mr. Haslett stated the Sitex invoice needs to be applied to fiscal year 23. He also questioned a credit that the CDD was supposed to be applied.

FOURTH ORDER OF BUSINESS

Discussion of the Transfer of General Funds to Reserve Funds

On a motion by Mr. Anastasopoulos, seconded by Ms. Geney, with all in favor, the Board of Supervisors approved to move \$120,000 from the General Fund into the Reserve Funds, for the Water's Edge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Well Replacement Proposals

The Board decided to table this proposal. The Board also requested a diagnosis on the Belle Haven well.

SIXTH ORDER OF BUSINESS

Consideration of ITS Remote Monitoring Contract

On a motion by Ms. Geney, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the ITS Remote Monitoring Contract, for the Water's Edge Community Development District.

The Board asked if there could be any reduction in these costs.

SEVENTH ORDER OF BUSINESS

Consideration of Ballenger Pump Proposal

The Board decided to table this proposal until the January meeting and requested a remote monitoring proposal from Ballenger as well.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 16, 2023

On a motion by Mr. Peterson, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on November 16, 2023, for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures
For October and November 2023**

On a motion by Mr. Peterson, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures For October 2023 (\$38,795.39) and November 2023 (\$34,354.43), for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There were no audience questions.

Mr. Anastasopoulos made a request to ensure the date was corrected on the agenda cover.

Mr. Haslett advised that the HOA announced a new ASI contract with a 4% increase. the CDD only budgeted an increase of about 2%.

Mr. Haslett discussed a workaround that might alleviate some of the stress that is currently being put on the pumps during water testing.

Mr. Haslett requested for Mr. Huber order the replacement keys for the lock on the pumphouse.

Mr. Haslett discussed an option of holding an "open house" to the residents for the pumphouse.

Mr. Haslett spoke about the irrigation issues on Tayport Loop. He was able to find the valve that was accidentally turned off.

ELEVENTH 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 5:38 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 15

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 December 2023 For Board Approval

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

The total items being presented: **\$29,972.33**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ASI Landscape Management	100244	7187	Irrigation Repair 10/23	\$ 313.09
Brenda L Brown	100245	BB111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Enumerate	100257	INV8097	Engage SMA Subscription 12/23	\$ 206.90
Enumerate	100258	INV4905	Engage SMA Subscription 10/23	\$ 206.90
Enumerate	100259	INV2987	Engage Implementation Fee	\$ 250.00
Enumerate	100260	INV6507	Engage SMA Subscription 11/23	\$ 206.90
George Anastasopoulos	100246	GA111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
GHS Environmental LLC	100247	2023-504	Monthly Meter Readings 10/23	\$ 142.00
GHS Environmental LLC	100252	2023-563	Monthly Meter Readings 11/23	\$ 142.00
Illuminations Holiday Lighting, LLC	100261	351223	Holiday Lighting & Decorations Deposits 12/23	\$ 1,725.00
Irrigation Technical Services, Inc.	100248	32190	Water Management - Pump Station 10/23	\$ 550.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Irrigation Technical Services, Inc.	100253	32377	Water Management - Pump Station 11/23	\$ 550.00
Irrigation Technical Services, Inc.	100256	32025	Transport Motor & Diagnostic 09/23	\$ 1,650.50
Jason Peterson	100249	JP111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Pasco County Utilities	ACH	19374392	9019 Creedmoor Reclaim Lane 10/23	\$ 7,071.80
Rizzetta & Company, Inc.	100243	INV0000085737	District Management Fees 12/23	\$ 4,331.83
Sitex Aquatics, LLC	100262	7721-B	Monthly Lake Maintenance 12/23	\$ 835.00
Stantec Consulting Services, Inc.	100254	2162763	Engineering Services 11/23	\$ 1,210.00
Stantec Consulting Services, Inc.	100263	2169878	Engineering Services 12/23	\$ 660.00
Teri Lynn Geney	100250	TG111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Timothy M. Haslett	100251	TH111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Waters Edge Master HOA, Inc.	100255	120123	Shared Cost Landscape Services 11/23	\$ 7,024.00
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378	Electric 2189378 11/23	\$ 74.19
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381	Electric 2189381 11/23	\$ 40.44

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382	Electric 2189382 11/23	\$ 43.13
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383	Electric 2189383 11/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384	Electric 2189384 11/23	<u>\$ 1,698.49</u>
Report Total				<u>\$ 29,972.33</u>



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 7187

Date	PO#
11/20/23	
Sales Rep	Terms
Eric Rothell	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#6476 - Water's Edge CDD OCT 2023 Irrigation Inspections				\$313.09
Irrigation Repair -				\$313.09

RECEIVED
11/20/23

Subtotal	\$313.09
Sales Tax	\$0.00
Total	\$313.09
Credits/Payments	(\$0.00)
Balance Due	\$313.09

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$313.09	\$0.00	\$0.00	\$0.00	\$0.00

Waters Edge CDD
Meeting Date: November 16, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Teri Geney	X	TG111623
George Anastasopoulos	X	GA111623
Brenda Brown	X	BB111623
Timothy Haslett	X	TH111623
Jason Peterson	X	JP111623

NOTE: Supervisors are only paid if checked.

RECEIVED
11/17/23

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:31 PM
Meeting End Time:	5:33 PM
Total Meeting Time:	2:02

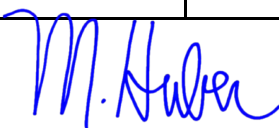
Time Over 3 Hours:	0.00
--------------------	-------------

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

ENUMERATE...

5540 Rio Vista Dr
Clearwater FL 33760-3107
United States

Invoice

Invoice #: INV8097
Status: Open

Bill To

WatersEdge CDD
3434 COLWELL AVE.SUITE 200
Tampa FL 33614
United States

Date	Terms	Due Date
12/4/2023		12/4/2023

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 12/4/2023 - 1/3/2024	1	\$206.90	\$206.90
Engage SMA Per Door Service Period 12/4/2023 - 1/3/2024	1	\$0.00	\$0.00

Subtotal	\$206.90
Tax Total (%)	\$0.00
Total	\$206.90
Amount Due	\$206.90



To pay by check, use remit address below:

TOPS Software of Florida, LLC DbA Enumerate
PO Box 952684
ATLANTA GA 31192-2684

ENUMERATE...

5540 Rio Vista Dr
Clearwater FL 33760-3107
United States

Invoice

Invoice #: INV4905
Status: Open

Bill To

WatersEdge CDD
" "
3434 COLWELL AVE.
SUITE 200
Tampa FL 33614
United States

Date	Terms	Due Date
10/4/2023		10/4/2023

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 10/4/2023 - 11/3/2023	1	\$206.90	\$206.90
Engage SMA Per Door Service Period 10/4/2023 - 11/3/2023	1	\$0.00	\$0.00

RECEIVED
11/30/23

Subtotal	\$206.90
Tax Total (%)	\$0.00
Total	\$206.90
Amount Due	\$206.90



To pay by check, use remit address below:

TOPS Software of Florida, LLC DbA Enumerate
PO Box 952684
ATLANTA GA 31192-2684

ENUMERATE...

5540 Rio Vista Dr
Clearwater FL 33760-3107
United States

Invoice

Invoice #: INV2987
Status: Open

Bill To

WatersEdge CDD
" "
3434 COLWELL AVE.
SUITE 200
Tampa FL 33614
United States

Date	Terms	Due Date
8/31/2023		8/31/2023

Item	Qty	Rate	Amount
Engage Implementation Fee - SMA Engage Implementation Fee - SMA Service Period 10/4/2023 - 10/4/2023	1	\$250.00	\$250.00

RECEIVED
11/30/23

Subtotal	\$250.00
Tax Total (%)	\$0.00
Total	\$250.00
Amount Due	\$250.00



To pay by check, use remit address below:

TOPS Software of Florida, LLC Dba Enumerate
PO Box 952684
ATLANTA GA 31192-2684

ENUMERATE...

5540 Rio Vista Dr
Clearwater FL 33760-3107
United States

Invoice

Invoice #: INV6507
Status: Open

Bill To

WatersEdge CDD
" "
3434 COLWELL AVE.
SUITE 200
Tampa FL 33614
United States

Date	Terms	Due Date
11/4/2023		11/4/2023

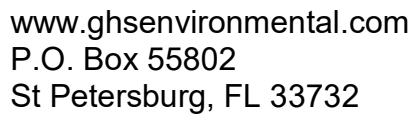
Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 11/4/2023 - 12/3/2023	1	\$206.90	\$206.90
Engage SMA Per Door Service Period 11/4/2023 - 12/3/2023	1	\$0.00	\$0.00

Subtotal	\$206.90
Tax Total (%)	\$0.00
Total	\$206.90
Amount Due	\$206.90



To pay by check, use remit address below:

TOPS Software of Florida, LLC DbA Enumerate
PO Box 952684
ATLANTA GA 31192-2684



Date: 10/30/2023
Invoice #: 2023-504

Due Date	Service Date:
10/30/2023	October 2023

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



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

Invoice

Date: 11/29/2023
Invoice #: 2023-563

To:

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

Project: Waters Edge

Proposal #: 13-124

P.O. #:

Due Date	Service Date:
11/29/2023	November 2023

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	91.67%	142.00
			RECEIVED 11/29/23

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

Illuminations Holiday Lighting

Invoice 351223

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Waters Edge CDD
3434 Colwell Ave; Suite 200
Tampa, FL 33614
Attn: Matt Huber

JOB DESCRIPTION
Holiday Lighting and Decoration Final Invoice for Waters Edge CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Sign	Entrance - Moon Lake Rd and Slidell St	
	Install WW, LED C9s outlining roof edge and lower edge of 2 light monuments	\$1,725.00
	Install WW, LED C9s outlining edge of "Waters Edge" sign	
	Install WW, LED C9s outlining bottom ledge of entrance sign	
	Requires 50% Deposit	
	WAIVED	\$1,725.00
BALANCE DUE		\$1,725.00

* Price includes rental of materials, labor, installation, service and removal.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

12/14/2023
DATE



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

Service Invoice

Invoice#: 32190

Date: 11/01/2023

Record#: 30855

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

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

Due Date: 12/01/2023

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management October 2023	1.0000	550.000000	550.00	N

Notes:

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

Thank you for your prompt payment!

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



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

Service Invoice

Invoice#: 32377

Date: 12/01/2023

Record#: 31070

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

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

Due Date: 12/31/2023

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management November 2023	1.0000	550.000000	550.00	N

Notes:

RECEIVED
12/01/23

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

Thank you for your prompt payment!

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

**Irrigation Technical Services,**

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

Service Invoice

Invoice#: 32025

Date: 09/15/2023

Record#: 30673

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

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

Due Date: 10/15/2023**Employee:****Order#:** Contract

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge				
		Drive Motor to Vermana	9.7500	118.000000	1,150.50	N
		Crane Truck	1.0000	500.000000	500.00	N

Notes:

ITS drove 60HP motor to Vermana in Orlando for evaluation and determination what failed and if it can be repaired. If it can be repaired, ITS will provide proposal.

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

Thank you for your prompt payment!

Non-Taxable Amount:	1,650.50
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,650.50



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 19374392

Billing Date: 11/14/2023

Billing Period: 9/25/2023 to 10/25/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1006710	01381392
Please use the 15-digit number below when making a payment through your	
100671001381392	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	9/25/2023	127465	10/25/2023	146075	30	18610

Usage History

Water

October 2023	18610
September 2023	19864
August 2023	15370
July 2023	16905
June 2023	18122
May 2023	16469
April 2023	21594
March 2023	16685
February 2023	2456
February 2023	0
January 2023	13410
December 2022	15266

Transactions

Previous Bill	7,349.68
Payment 10/30/23	-7,349.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18,610 Thousand Gals X \$0.38 7,071.80
Total Current Transactions	7,071.80
TOTAL BALANCE DUE	\$7,071.80

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 7,071.80

Total Balance Due \$7,071.80
Due Date 12/1/2023

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

**The Total Due will be electronically
transferred on 12/01/2023.**

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

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



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

Invoice

Date	Invoice #
12/1/2023	INV0000085737

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,147.00	\$1,147.00
Administrative Services	1.00	\$430.08	\$430.08
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$477.33	\$477.33
Management Services	1.00	\$2,077.42	\$2,077.42
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,331.83
Total			\$4,331.83

RECEIVED
11/27/23

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Waters Edge CDD

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

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

Invoice details

Invoice no.: 7721-B
Terms: Net 30
Invoice date: 12/01/2023
Due date: 12/31/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		LM- Waters Edge CDD Monthly Lake Maintenance-52 Waterways		1	\$2,185.00	\$2,185.00
2.		Additional Services Credit: Fountain charge from 02/23 - 10/23 at \$150.00 on aquatics invoices.		1	-\$1,350.00	-\$1,350.00
					Total	\$835.00

RECEIVED
12/01/23



INVOICE

Page 1 of 2

Invoice Number	2162763
Invoice Date	November 28, 2023
Customer Number	182723
Project Number	238200185

Bill To

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

Please Remit To

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

Project Description: 0002380100 - WTR Waters Edge CDD

Stantec Project Manager:

Nolte, Frank

Current Invoice Due:

\$1,210.00

For Period Ending:

November 24, 2023

Net Due in 30 Days or in accordance with terms of the contract

INVOICE

Invoice Number
Project Number

2162763
238200185

Top Task 000A Waters Edge - General Consultation

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	11.00	110.00	1,210.00
	<u>11.00</u>		<u>1,210.00</u>
Professional Services Subtotal	<u>11.00</u>		<u>1,210.00</u>

Top Task 000A Total	1,210.00
---------------------	----------

Total Fees & Disbursements	\$1,210.00
----------------------------	------------

INVOICE TOTAL (USD)	<u><u>\$1,210.00</u></u>
---------------------	--------------------------

RECEIVED
11/30/23



INVOICE

Invoice Number	2169878
Invoice Date	December 12, 2023
Customer Number	182723
Project Number	238200185

Bill To

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

Please Remit To

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

Project Description: 0002380100 - WTR Waters Edge CDD

Stantec Project Manager:

Nolte, Frank

Current Invoice Due:

\$660.00

For Period Ending:

December 8, 2023

RECEIVED
12/12/23

Net Due in 30 Days or in accordance with terms of the contract

INVOICE

Invoice Number2169878

Project Number238200185

Top Task 000A

Waters Edge - General Consultation

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Designer				
Nolte, Robert (Frank)	2023-12-06	2.00	110.00	220.00
Nolte, Robert (Frank)	2023-12-07	4.00	110.00	440.00
		6.00		660.00
Professional Services Subtotal		6.00		660.00

Top Task 000A Total

660.00

Total Fees & Disbursements

\$660.00

INVOICE TOTAL (USD)

\$660.00

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-12-06	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	REVIEWING RESERVE STUDY AND PROPERTY BOUNDARY FOR CDD OWNED METAL FENCING QUANTITIES AND DISCREPANCIES WITH TOTAL LENGTHS.	
2023-12-07	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	4.00	110.00	440.00	SITE VISIT TO REVIEW CDD OWNED WALLS. COORDINATION WITH PAINT SPECIALIST TO DEVELOP SPECS FOR WALL REPAIRS AND PAINTING.	
Total Labor:						6.00		\$660.00		
Total Project 238200185						6.00		\$660.00		

INVOICE

12/1/2023

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

To:

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

Due Upon Receipt

Page 1 of 1

<u>Quantity</u>	<u>Vendor</u>	<u>Inv #</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
1	Ameriscape	7044	11/1/2023	NOVEMBER LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
				QUARTERLY FLOWER ROTATION	\$ -
				PEST CONTROL (AGRONOMY)	\$ -
1	PSA	1438	11/2/2023	NOVEMBER 2 INSPECTION	\$ 246.00
2	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum	\$ 60.00
				NOV 3,10	
Total:					7,024.00

RECEIVED
11/30/23

COPY



9702 N Harney Rd
Thonotosassa, FL 33592

Bill To

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

Invoice 7044

Date	PO#
11/01/23	
Sales Rep	Terms
House Account	Net 30

Property Address

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4383 - Landscape Management with Irrigation & Pruning November 2023				\$16,795.00
General Maintenance		\$ 13,315.00		
Irrigation Inspections		\$ 2,980.00		
Tree Trimming		\$ 500.00		

APPROVED	
ASSOC	WAED
G/L #	8210-007
BK ACCT	
OPER	RESV
AMT	16,795.00

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$16,795.00	\$4,076.75	\$0.00	\$0.00	\$0.00

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655
(727) 505-1532
tom@psagrounds.com

PSA **COPY**
HORTICULTURAL

INVOICE

BILL TO

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

INVOICE # 1438**DATE** 11/02/2023**DUE DATE** 12/02/2023**TERMS** Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/02/2023	Water's Edge Landscape Inspection	November 2023 Landscape Inspection	1	615.00	615.00

We truly appreciate your business!

BALANCE DUE

\$615.00

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting



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

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

Bill Date **11/27/2023**
Amount Due **74.19**
Current Charges Due **12/18/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/20	79972	11/20	80340				368

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	31	12
Oct 2023	28	12
Nov 2022	28	11

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



2 0 0 9 6 1 6 7

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

Previous Balance 70.50
Payment 70.50CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 368 KWH @ 0.05017 18.46
Fuel Adjustment 368 KWH @ 0.04000 14.72
FL Gross Receipts Tax 1.85

Total Current Charges 74.19
Total Due E.F.T. 74.19

DO NOT PAY

Total amount will be electronically transferred on or after 12/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **12/08/2023**
TOTAL CHARGES DUE 74.19
DO NOT PAY

000218937800000741900000741906



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

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

Bill Date **11/27/2023**
Amount Due **40.44**
Current Charges Due **12/18/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/20	11571	11/20	11574				3

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	31	0
Oct 2023	28	0
Nov 2022	28	0

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



2 0 0 9 6 1 6 7

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Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3 KWH @ 0.05017 0.15
Fuel Adjustment 3 KWH @ 0.04000 0.12
FL Gross Receipts Tax 1.01

Total Current Charges 40.44
Total Due E.F.T. 40.44

DO NOT PAY

Total amount will be electronically transferred on or after 12/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **12/08/2023**
TOTAL CHARGES DUE 40.44
DO NOT PAY

000218938100000404400000404403



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

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

Bill Date **11/27/2023**
Amount Due **43.13**
Current Charges Due **12/18/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/20	11402	11/20	11434				32

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	31	1
Oct 2023	28	1
Nov 2022	28	0

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



2 0 0 9 6 1 6 7

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

Previous Balance 42.94
Payment 42.94CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 32 KWH @ 0.05017 1.61
Fuel Adjustment 32 KWH @ 0.04000 1.28
FL Gross Receipts Tax 1.08

Total Current Charges 43.13
Total Due E.F.T. 43.13

DO NOT PAY

Total amount will be electronically transferred on or after 12/08/2023.



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P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 11/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **12/08/2023**
TOTAL CHARGES DUE 43.13
DO NOT PAY

000218938200000431300000431303



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

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

Bill Date **11/27/2023**
Amount Due **40.16**
Current Charges Due **12/18/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/20	25045	11/20	25045				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	31	0
Oct 2023	28	0
Nov 2022	28	0

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



2 0 0 9 6 1 6 7

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

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

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

DO NOT PAY

Total amount will be electronically transferred on or after 12/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **12/08/2023**
TOTAL CHARGES DUE 40.16
DO NOT PAY

000218938300000401600000401601



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

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

Bill Date **11/27/2023**
Amount Due **1,698.49**
Current Charges Due **12/18/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/20	652	11/20	16423		89.11	89	15771

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	31	509
Oct 2023	28	572
Nov 2022	28	587

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



2 0 0 9 6 1 6 7

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

Previous Balance 1,721.56
Payment 1,721.56CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 89 KW @ 6.15000 547.35
Energy Charge 15,771 KWH @ 0.02750 433.70
Fuel Adjustment 15,771 KWH @ 0.04000 630.84
FL Gross Receipts Tax 42.44

Total Current Charges 1,698.49
Total Due E.F.T. 1,698.49

DO NOT PAY

Total amount will be electronically transferred on or after 12/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **12/08/2023**
TOTAL CHARGES DUE 1,698.49
DO NOT PAY

000218938400016984900016984908