



Rizzetta & Company

# **Waters Edge Community Development District**

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**Board of Supervisor's Meeting  
July 27, 2023**

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

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

# **WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

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

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

<b>Board of Supervisors</b>	Teri Geney George Anastasopoulos Brenda Brown Timothy Haslett Jason Peterson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	Frank Nolte	Cardno

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.watersedgecdd.org](http://www.watersedgecdd.org)

Board of Supervisors  
Waters Edge Community  
Development District

July 19, 2023

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, July 27, 2023 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the tentative agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
  - A. Aquatics Manager
    1. Presentation of Monthly Aquatics Report..... Tab 1
  - B. District Engineer
    1. District Engineer Report..... Tab 2
  - C. District Counsel
  - D. PSA Inspection Reports
    1. June Done Report..... Tab 3
    2. July Report ..... Tab 4
    3. ASI Irrigation Inspection Report..... Tab 5
      - i. Consideration of Irrigation Proposals ..... Tab 6
  - E. District Manager
    1. Review of Financial Statement ..... Tab 7
4. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-03, Re-Designating a Secretary ..... Tab 8
  - B. Ratification of Revised ITS Pump #1 Repair Proposal..... Tab 9
  - C. Presentation of Arbitrage Rebate Report ..... Tab 10
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 22, 2023 ..... Tab 11
  - B. Consideration of Operation and Maintenance Expenditures For June 2023 ..... Tab 12
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,  
*Matthew Huber*

Matthew Huber  
District Manager



# **Tab 1**



# MONTHLY REPORT

JULY 1, 2023



# WATERSEDGE

**Inspection Date:**

June 29, 2023

**Prepared For:**

Matt Huber

**Prepared By:**

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

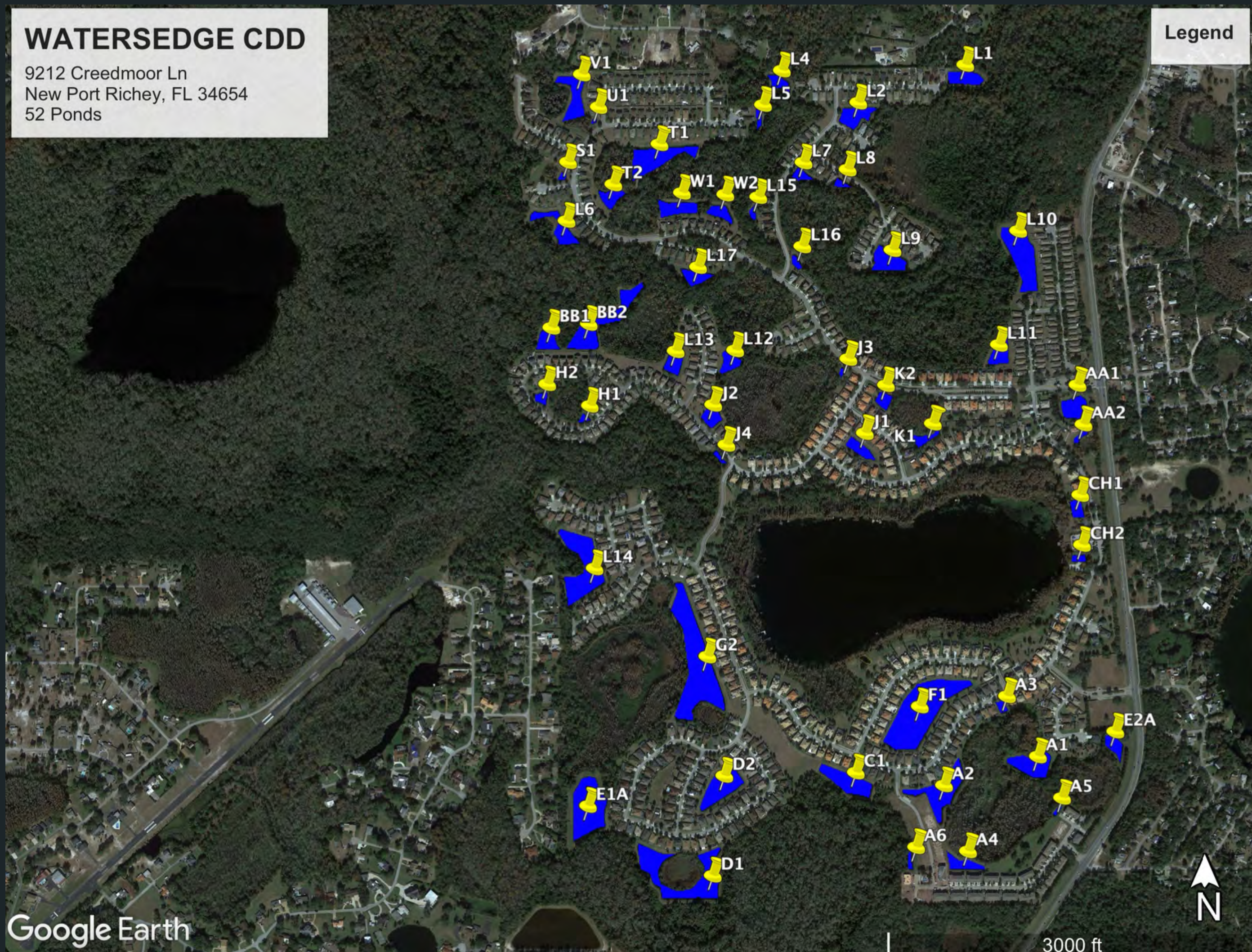
## SUMMARY:

All ponds have been serviced this month. We are getting some inconsistent rain fall now. It is better than nothing. As water levels rise in the heat of the summer algae blooms will be popping up as result of nutrient runoff. Everything that has been accumulating in street drains, perimeter grass, and in the dirt will get its chance to enter the ponds. We will continue to aggressively treat each pond throughout the summer.



**WATERSEGE CDD**  
9212 Creedmoor Ln  
New Port Richey, FL 34654  
52 Ponds

Legend



Google Earth

3000 ft



**CH1.**



**L11.**



**L10.**



**K1.**



**H2.**



**J2.**



**L4.**



**G2.**





**C1.**



**L14.**



**A2.**



**A4.**



**AA1.**



**L7.**



**L5.**



**V1.**





# POND TREATMENTS

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for Algae and shoreline vegetation.

CH1: Was treated for Algae and shoreline vegetation.

CH2: Was treated for Spike rush and shoreline vegetation.

A1: Was treated for Algae and shoreline vegetation.

A2: Was treated for Algae and shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for shoreline vegetation.

A5: Was treated for Algae and shoreline vegetation.

A6: Was treated for Algae and shoreline vegetation.

E2A: Was treated for Algae and shoreline vegetation.

F1: Was treated for Algae and shoreline vegetation.

C1: Was treated for Algae and shoreline vegetation.



# POND TREATMENTS

D1: Was treated for Algae and shoreline vegetation.

D2: Was treated for shoreline vegetation.

E1A: Was treated for shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

L1: Was treated for shoreline vegetation.

L2: Was treated for Algae and shoreline vegetation.

L4: Was treated for Algae and shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for Algae and shoreline vegetation.

L7: Was treated for Algae and shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

# POND TREATMENTS

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for shoreline vegetation.

L13: Was treated for Algae and shoreline vegetation.

L14: Was treated for Algae and shoreline vegetation.

L16: Was treated for Algae and shoreline vegetation.

L17: Was treated for Algae and shoreline vegetation.

J1: Was treated for Algae.

J2: Was treated for Algae and shoreline vegetation.

J3: Was treated for Algae and shoreline vegetation.

J4: Was treated for shoreline vegetation.

K1: Was treated for Algae and shoreline vegetation.

K2: Was treated for Algae and shoreline vegetation.

H1: Was treated for Algae and shoreline vegetation.

# POND TREATMENTS

H2: Was treated for Algae and shoreline vegetation.

BB1: Was treated for Algae and shoreline vegetation.

BB2: Was treated for Algae and shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated 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 Algae and shoreline vegetation.

## **Tab 2**

**Waters Edge Community Development District Engineer's Report:****SWFWMD O&M Permit Repair Items for 43026810.008 and 43026810.009**

- SWFWMD Permit repairs completed, except sod areas.
- Finn Outdoor plans to complete at the end of the month, or first week of August.

**Pond F1 Littoral Shelf Maintenance and Planting Plan**

- Stantec restoration ecology group completed a third treatment on the torpedo grass and plan to install plantings once water rises to operational levels. Most likely end of July or first week of August.

**SWFWMD O&M Permit Review and Certification for 43026810.000**

- Finn Outdoor awarded O&M contract. Finn Outdoor plans to complete work at the end of July, or first week of August.

**Bellehaven Drive End Treatment Clearing and Seeding Request**

- Finn Outdoor awarded end treatment clearing and seeding along Bellehaven Drive. Finn Outdoor plans to complete work at the end of the month, or first week of August.

**Perimeter Wall Review**

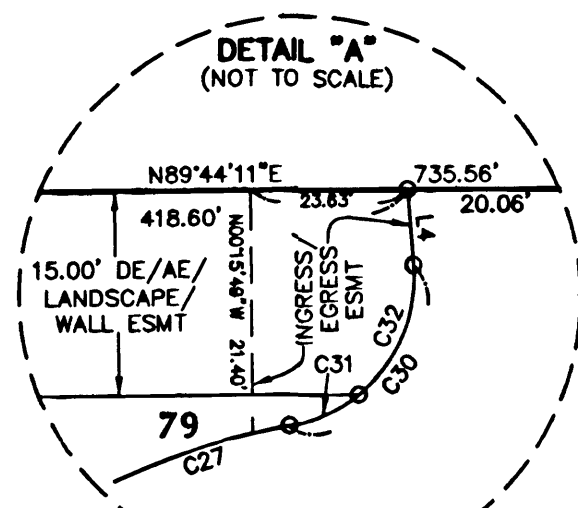
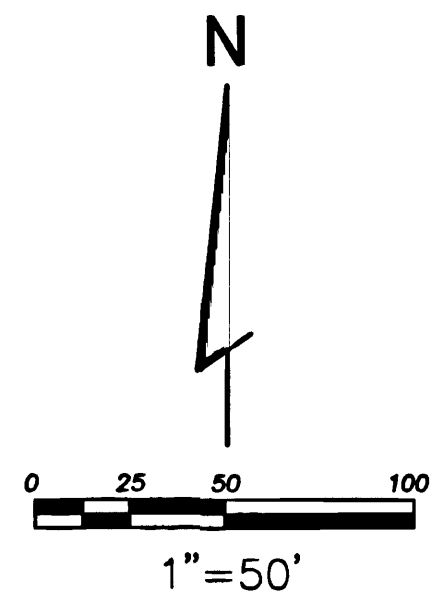
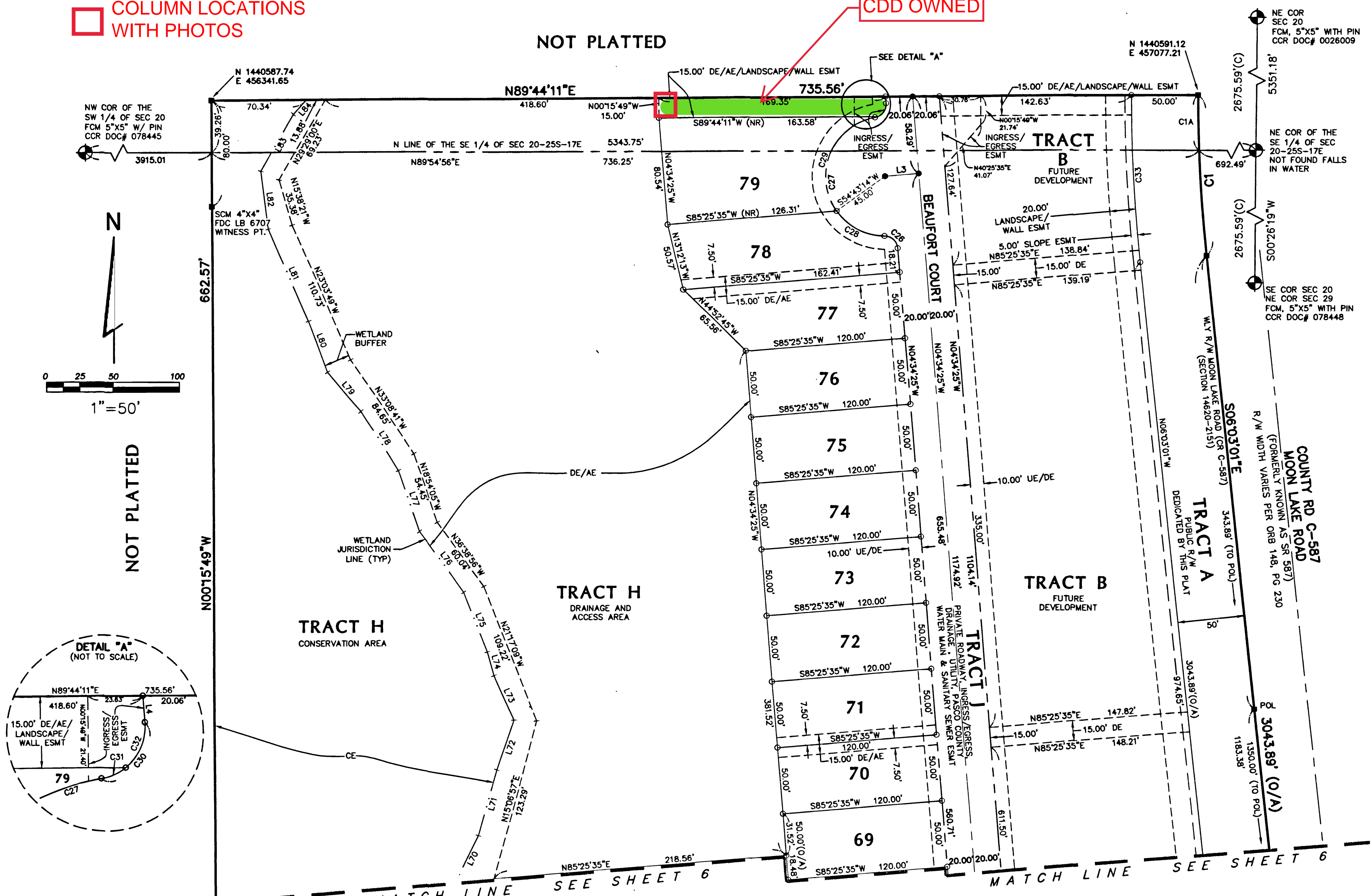
- Stantec reviewed perimeter walls along Moon Lake Road and adjacent to Beaufort Court. Areas of concern are listed in attached report.

# WATERS EDGE ONE

A PARCEL OF LAND BEING A PORTION OF SECTIONS 20 AND 29,  
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

COLUMN LOCATIONS WITH PHOTOS

CDD OWNED



LINE	BEARING	LENGTH
L3	S85°25'35"W	25.00'
L4	N04°34'25"W	5.02'
L70	N26°27'01"E	71.99'
L71	N15°46'54"E	51.46'
L72	N18°41'13"E	39.60'
L73	N23°39'01"W	36.77'
L74	N15°28'46"W	18.63'
L75	N21°53'26"W	48.48'
L76	N36°38'56"W	56.88'

LINE	BEARING	LENGTH
L76	N36°38'56"W	56.88'
L77	N18°54'05"W	48.50'
L78	N31°39'27"W	52.31'
L79	N39°42'57"W	38.69'
L80	N20°07'43"W	40.93'
L81	N23°00'41"W	75.77'
L82	N07°03'00"W	43.88'
L83	N29°29'00"E	49.17'
L84	N41°11'47"E	14.51'

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	BEARING	CHORD
C1	1185.92'	5°51'08"	121.13'	S03°07'27"E	121.08'
C1A	1185.92'	2°00'29"	41.57'	S01°12'07"E	41.56'
C26	10.00'	84°47'03"	14.80'	N46°57'56"W	13.48'
C27	45.00'	169°34'05"	133.18'	S04°34'25"E	89.63'
C28	45.00'	54°04'42"	42.47'	S62°19'07"E	40.91'
C29	45.00'	115°29'24"	90.71'	S22°27'56"W	76.11'
C30	10.00'	84°47'03"	14.80'	N37°49'07"E	13.48'
C31	10.00'	12°55'54"	2.26'	N73°44'40"E	2.25'
C32	10.00'	71°51'08"	12.54'	N31°21'09"E	11.73'
C33	1235.92'	5°50'59"	126.18'	S03°07'32"E	126.13'

**FLORIDA DESIGN CONSULTANTS, INC.**  
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS  
 3030 Starkey Boulevard, New Port Richey FL 34655  
 Tel: (727) 849-7588 - Fax: (727) 848-3648  
 Certificate of Authorization: LB 6707  
 State of Florida





**MISSING STONE AND TURF  
(CDD PROPERTY)**







**MISSING STONE AND TURF  
(CDD PROPERTY)**





S/H



Rept: 1025547 Rec: 44.00  
DS: 0.70 IT: 0.00  
08/18/06 Dpty Clerk

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
ROGER A. LARSON, ESQ.  
JOHNSON, POPE, BOKOR,  
RUPPEL & BURNS, LLP  
POST OFFICE BOX 1368  
CLEARWATER, FL 33757-1368

**R**

JED PITTMAN, PASCO COUNTY CLERK  
08/18/06 11:22am 1 of 5  
OR BK **7141** PG **1711**

**QUIT CLAIM DEED**

THIS INDENTURE is made on August 18, 2006, between THE RYLAND GROUP, INC., a Maryland corporation, whose post office address is 255 Pine Avenue North, Oldsmar, Florida 34677 (collectively "Grantor") and **WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, whose post office address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("Grantee").

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto Grantee all the right, title, interest, claim and demand which Grantor has in and to the following described real property located in Pasco County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT to applicable land use and zoning restrictions and to easements, reservations and restrictions of record, if any, which are specifically not reimposed or extended hereby, and to taxes for the year 2006 and subsequent years and subject to the terms and conditions of that certain Master Declaration of Covenants, Conditions and Restrictions for Waters Edge recorded in O.R. Book 6053, page 1450 and amendments thereto.

EXHIBIT "A"

Tracts "C", "D", "G", "H" and "I", WATERS EDGE ONE, according to the plat thereof recorded in Plat Book 51, page 30, Public Records of Pasco County, Florida.

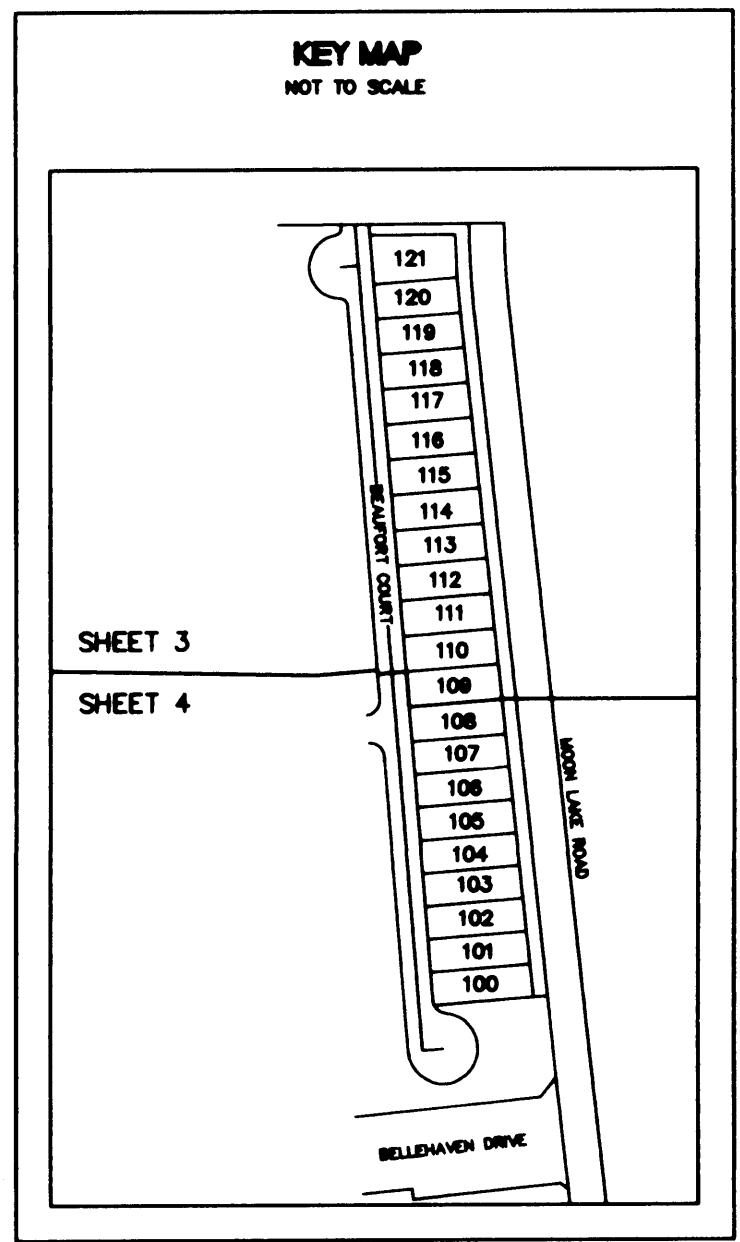
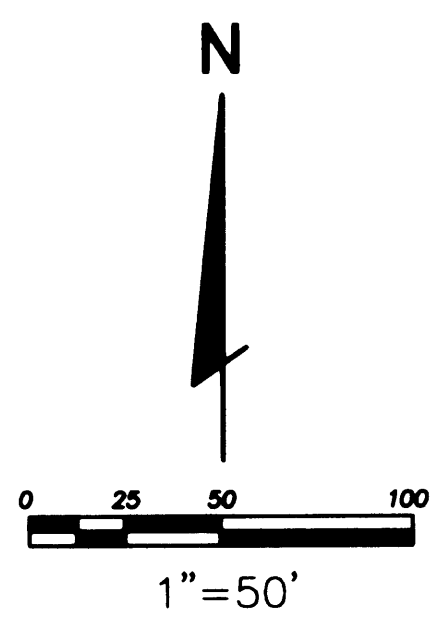
AND

Tracts "G-2", "H-2", "K", "L", "M" and "R", WATERS EDGE TWO, according to the plat thereof recorded in Plat Book 52, page 85, Public Records of Pasco County, Florida.

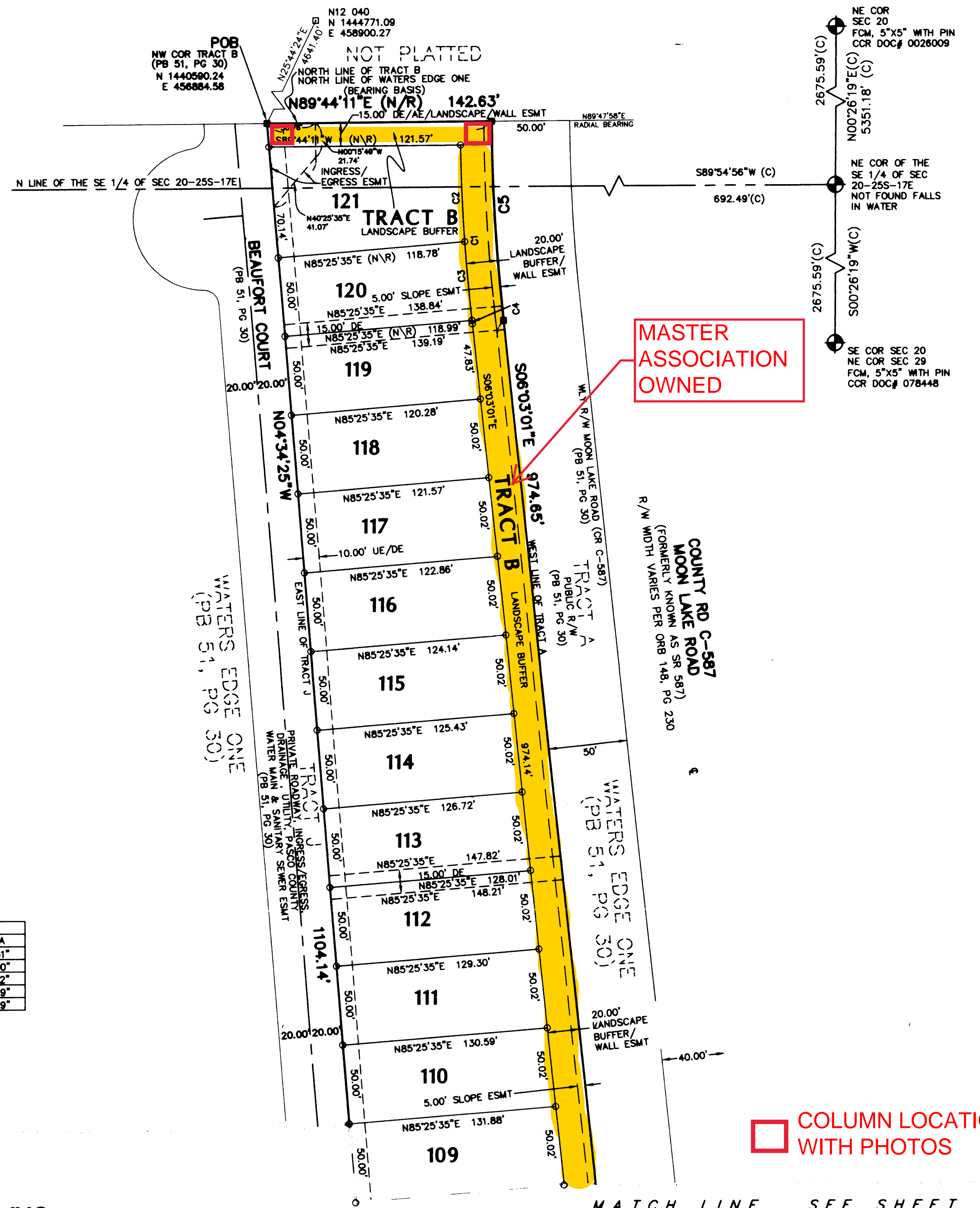
# WATERS EDGE ONE TRACT B REPLAT

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

BEING A REPLAT OF TRACT B, WATERS EDGE ONE AS RECORDED IN  
 PLAT BOOK 51, PAGE 30 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING  
 WITHIN SECTION 20, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1255.92'	113.20'	113.16'	S03°28'05"E	5°09'51"
C2	1255.92'	61.01'	61.01'	S02°16'40"E	2°47'00"
C3	1255.92'	50.00'	50.00'	S04°48'36"E	2°16'52"
C4	1255.92'	2.19'	2.19'	S06°00'01"E	0°05'59"
C5	1235.92'	126.18'	126.13'	S03°07'32"E	5°50'59"



**MASTER ASSOCIATION OWNED**

**□ COLUMN LOCATIONS WITH PHOTOS**

**FLORIDA DESIGN CONSULTANTS, INC.**  
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS  
 3030 Starkey Boulevard, New Port Richey FL 34655  
 Tel: (727) 849-7588 - Fax: (727) 848-3648  
 Certificate of Authorization: LB 6707  
 State of Florida

MATCH LINE SEE SHEET 4

J:\04\Projects\Design\Plan\ONE\_TRACT-B\_REPLAT\04-ONE\_TRACT-B\_REPLAT\_MAP.dwg - Apr 06, 2005 @ 10:31am - mchandra





**MISSING STONE AND TURF  
(HOA PROPERTY)**







**MISSING STONE AND TURF  
(HOA PROPERTY)**



4/7



Rcpt: 937428 Rec: 35.50  
DS: 0.70 ST: 0.00  
10/28/05 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
10/28/05 02:44pm 1 of 4  
OR BK 6665 PG 845

Prepared by and return to:  
Roger A. Larson, Esq.  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
P.O. Box 1368  
Clearwater, Florida 33757-1368  
Telephone: 727-461-1818

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 28<sup>th</sup> day of October, 2005, by and between **THE RYLAND GROUP, INC.**, a Maryland corporation ("**Grantor**"), whose mailing address is 255 Pine Avenue North, Oldsmar, Florida 34677, and **WATERS EDGE MASTER ASSOCIATION, INC.**, a Florida not for profit corporation ("**Grantee**"), having an office at 255 Pine Avenue North, Oldsmar, FL 34677.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns, forever, the land (the "Land") lying and being in the County of Pasco, State of Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose same; and

SUBJECT TO THE RESERVATION OF EASEMENT as is set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Land subject to the foregoing encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.



EXHIBIT "A"

Tracts "F", "J" and "HB", WATERS EDGE ONE, according to the plat thereof recorded in Plat Book 51, page 30, Public Records of Pasco County, Florida.

And

Tract "B", WATERS EDGE ONE TRACT B REPLAT, according to the plat thereof recorded in Plat Book 53, page 65, Public Records of Pasco County, Florida.

## **Tab 3**

# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	July 7, 2023
Client:	Water's Edge HOA/CDD-Jason Peterson, Mickey McCarthy
Manager:	None
	Ameriscape-Al Suarez
	PSA-Tom Picciano

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

These items must be completed July 25, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on July 26, 2023. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

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

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

The turf was being mowed high and with sharp blades in accordance with the contract. Most of the bed lines were neatly defined. The hard edging was vertical, and all the edged material was cleaned out. No excessive clippings were left on the lawn. Turf is actively growing. Be certain that line trimming or mowing is performed all the way back to each woodline.

### **3 TURF COLOR**

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

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

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

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

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

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

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

*July*



*July*



*June*



*June*



*June*



*May*



*May*



*May*



*April*



*April*



### **3 TURF DENSITY**

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



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



Belle Haven gate-the density was strong. There were a few small sparse and/or dry patches.

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

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

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

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

Common area Bahia grass-the turf density remained fair. The summer rains will thicken up this turf.

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

Slidell-the density was strong.

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

### **2 TURF WEED CONTROL**

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

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

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

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



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

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

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

Slidell exit drive-remove dead plants.

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



Barn pump station-remove dead shrubs along wall.

Clubhouse north end of parking lot-remove dead juniper.

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



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

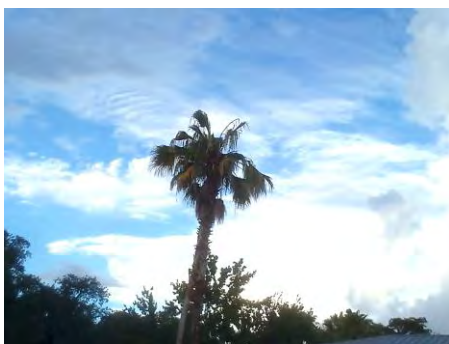
Belle Haven island 11549-treat Fakahatchee grass for spider mites.

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

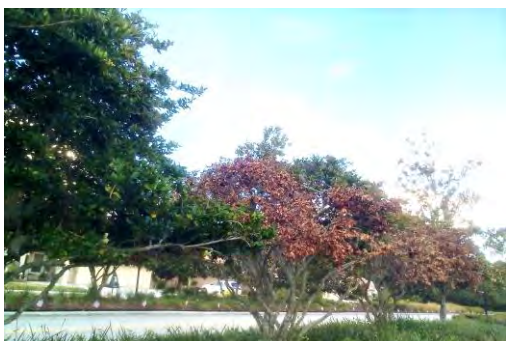
Clubhouse-left side-treat oleanders for caterpillars. *Photo below.*



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



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



Clubhouse in front of basketball court-remove dead azaleas.



### **3 BED WEED CONTROL**

Bed and crack weeds were well managed.

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

### **2 IRRIGATION MANAGEMENT**

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

Belle Haven pedestrian exit gate-check coverage along sidewalk.

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

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

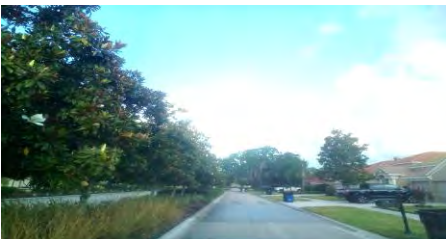
Basketball court turf-check for proper coverage on new sod. Sections are dry. *Photo below.*



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



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



Belle Haven island 11644-irrigation break. *Photo below.*



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

### **3 SHRUB PRUNING**

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

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

Belle Haven entry drive-lightly tip back jasmine.

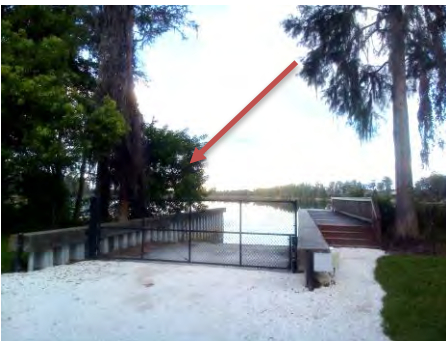
Barn-prune jasmine and plumbago.

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

### **3 TREE PRUNING**

Belle Haven 11420 lift station-prune ligustrum trees.

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



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

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



Clubhouse entry-remove dead fronds from roebellini palms.

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

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

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

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

### **N/A APPEARANCE OF SEASONAL COLOR**

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

### **CARRIED FORWARD FROM PRIOR MONTH**

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

**PASSED INSPECTION**

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

### **FOR MANAGER**

None

### **PROPOSALS**

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

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

Belle Haven medians-remove and replace diseased ligustrum tree.

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

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



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

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

**SUMMARY**

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

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

**Signature** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Company** \_\_\_\_\_

**Date** \_\_\_\_\_

## **Tab 4**

# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	June 1, 2023
Client:	Water's Edge HOA/CDD-Jason Peterson, Mickey McCarthy
Manager:	None
	Ameriscape-Jeff Myers
	PSA-Tom Picciano

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

These items must be completed June 19, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on June 20, 2023. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

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

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

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

#### **3 TURF COLOR**

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

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

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

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

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



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

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

*June*



*June*



*June*



*May*



*May*



*May*



*April*



*April*



*March*



*March*



*March*



### 3 TURF DENSITY

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

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

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

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

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

Common Bahia grass areas-the turf density remained fair. The summer rains will thicken up this turf.

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

Slidell-the density still ranged from fair to good.

Front of basketball court-the density was good.

### 3 TURF WEED CONTROL

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

### 3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

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

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



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



May



June



**2 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH**

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

11623 Belle Haven-replace dead firebush. WARRANTY WORK.

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

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



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



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

Clubhouse in front of basketball court-remove dead azaleas.



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

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

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



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

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

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

*Monday*



### **3 BED WEED CONTROL**

Bed and crack weeds were well managed.

Bridgeton park-remove vines from palmetto.

Clubhouse boat ramp driveway-treat crack weeds.

### **2 IRRIGATION MANAGEMENT**

11638 Belle Haven-irrigation break in firebush.

11718 Belle Haven-irrigation break in jasmine.

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



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

### **3 SHRUB PRUNING**

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

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

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



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

### **3 TREE PRUNING**

Slidell-remove pups from windmill palms.

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

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



### 3 APPEARANCE OF SEASONAL COLOR

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

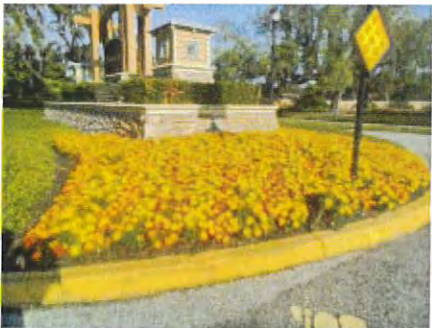
*June*



*June*



*May*



*May*



*April*



*April*



**CARRIED FORWARD FROM PRIOR MONTH**

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

**PASSED INSPECTION**

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

**FOR MANAGER**

None

**PROPOSALS**

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

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

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



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

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



**SUMMARY**

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

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

Signature ASJ

Print Name Al Suarez

Company ASI

Date 6-20-23

All has been completed except the following items which will be completed on wed. 6-21!

1. Turf install
2. Blue haze
3. magnolia tree
4. Podocarpus





## **Tab 5**



Job Name: Waters Edge Updated 10/25/18

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 7/18/23 Page #: 1 of 2

Technician Name: BG.

Property Manager:

Program A	Start Times: 7:00 pm	Run Days: M T <u>W</u> T F <u>S</u> S	Seasonal Adjust: %	Weather Sensor Present: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Program B	3:00 am	M T <u>W</u> T F <u>S</u> S	%		
Program C	7:00	M T <u>W</u> T F <u>S</u> S	%		
Program D	7:00 am	M T <u>W</u> T F <u>S</u> S	%		
Controller Make & Model: <u>LE 3000 AN F 7000 ED Hunter ACC</u>				Weather Sensor Operational: <input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working	
Controller Status: <u>WORKING</u>					
POC info:		Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:		PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?  
 YES  
 NO

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





Job Name: Waters edge

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 7/18/23

Page #: 2 of 2

Technician Name: Bh.

Property Manager:

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

Weather Sensor Present:  YES  NO

Weather Sensor Operational:  Working  Not Working

Controller Make & Model: C300 am

Controller Status: Amber acc

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

DO WE HAVE A ZONE MAP?

YES

NO

Zone Number	22	24	25	26	27	28	32	33	34	37	38	41	56	36
Spray, Rotor, MP, Drip, or Bubblers	D	Dm	D	R	R		S	S	D	D	D	D	SD	R
Annuals, Shrub, Turf	S	SA	SA	T	fls		Hsh	Hsh	SA	Sh	Sh	Sh	Hsh	T
Run Time [Program: <u>A</u> ]						40								
Run Time [Program: <u>B</u> ]				45	35					60	60	60		45
Run Time [Program: <u>C</u> ]	30	30												
Battery Pack/Doubler/Add-a-Zone <u>D</u>			30				30	30	35	60	60	60		
Zone Faults or Alarms <u>E</u>		30	30				20		20	60	60	60	30	

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

Maintenance Repairs

Partial Clogged Nozzles

Head Straightened

Head Adjusted

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

Head Broken - 6" spray

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  20  10

Lateral Line Break  70  10  10

Relocation/Add Head

Head Raised/Lowered-Turf

Head Raised/Lowered-Shrub

Damaged Valve Box

Valve - Inoperative/Sticking

Other-See Comments

Additional Comments: Alarm Box: Abandoned.





Job Name: Water Edge

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 7/18/23 Page #: 1 of 3

Technician Name: Jose

Property Manager:

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

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubblers	R	D	D	R	S	D	S	S	D	D	R	D	S	R	R	D
Annuals, Shrub, Turf	T	S	S	T	T	S	T	T	S	S	T	S	T	T	T	S
Run Time [Program: A   B]	45			45	15			15			40			45	45	
Run Time [Program: C   D]		25	25		25	25	25		50	50		25				25
Run Time [Program: E]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

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

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																<input checked="" type="checkbox"/>
Head Adjusted	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>

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

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

Additional Comments: cleaned filter





Job Name: Waters Edge

Controller Name: B = Club House

Date: 7/18/23 Page #: 2 of 3

IRRIGATION INSPECTION REPORT

Technician Name: Jose

Property Manager:

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

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	B	D	S	S	N	N	N	N	N	N
Annuals, Shrub, Turf	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Run Time [Program: A   B]			45	55	45	45	45	45	45	45	45	45	45	45	45	45
Run Time [Program: C   D]		20	25	25												
Run Time [Program: E]														15	15	15
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

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

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																

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

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

Additional Comments:









Job Name: Water Edge

Controller Name: C Shift Station

IRRIGATION INSPECTION REPORT

Date: 7/18/23 Page #: 1 of 1

Technician Name: Mario

Property Manager:

Program A	Start Times: <u>7:00 PM</u>	Run Days: <u>(M) T (W) T F (S) S</u>	Seasonal Adjust: <u>100 %</u>	Weather Sensor Present: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program B	<u>7:00 PM</u>	<u>M (T) (W) T F S (S)</u>	%	
Program C		<u>M T W T F S S</u>	%	
Program D		<u>M T W T F S S</u>	%	

Weather Sensor Operational:  
Working  Not Working

Controller Make & Model: Hunter AOC

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 Bubblers	S	R	R		S	S	R	R	A	S	R	R	R	S	S
Annuals, Shrub, Turf	T	T	T		T	T	T	T	T	T	T	T	T	T	T
Run Time [Program: 1]	20	40	40		20	20	40	40	40			40	40		
Run Time [Program: 1]				20						20	40			20	20
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															

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

Maintenance Repairs															
Partial Clogged Nozzles					(2)										(2)
Head Straightened	(1)	(1)						(1)							
Head Adjusted								(3)				(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			(1)				(1)				(1)	(1)			
Upgrade to 6" Pop Up-Turf															
Upgrade to 12" Pop Up-Shrub															
Nozzle - Spray						(2)				(2)				(2)	
Nozzle - MP rotator															
Drip Line Break															
Lateral Line Break												(1)			
Relocation/Add Head															
Head Raised/Lowered-Turf								(1R)							
Head Raised/Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking															
Other-See Comments			#2	#1			#2								

Additional Comments: (1) Bad decoder (2) Not turning





Job Name: Water Edge

Controller Name: D Park

IRRIGATION INSPECTION REPORT

Date: 7/18/23 Page #: 1 of 1

Technician Name: Navio

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:
Program A	7:00 AM	M (T) W T F S S	100 %
Program B	7:00 PM	M T (W) T F (S) S	100 %
Program C		M T W T F S S	%
Program D		M T W T F S S	%

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

Controller Make & Model:

Rainbird Esp Mc3

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/S	T/S	T/S	T/S	T/S	T	T	T	T	T	T
Run Time [Program: ]	30	30	30	35	30	30	30	40	40	30			
Run Time [Program: ]											35	45	30
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	(1)												
Head Adjusted								(1)					

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			(1)				(1)	(1)	(1)				
Upgrade to 6" Pop Up-Turf													
Upgrade to 12" Pop Up-Shrub				(1)						(1)		(1)	
Nozzle - Spray	(3)		(1)							(1)		(2)	
Nozzle - MP rotator													
Drip Line Break													
Lateral Line Break													
Relocation/Add Head													
Head Raised/Lowered-Turf													
Head Raised/Lowered-Shrub													
Damaged Valve Box													
Valve - Inoperative/Sticking													
Other-See Comments				#1 OK	OK	#2	#3			OK	OK		

Additional Comments: (1) one of the rotors missing a nozzle (2) Leaking (3) Not turning





Job Name: Waters edge Ventana Updated 10/25/18

Controller Name: \_\_\_\_\_

IRRIGATION INSPECTION REPORT

Date: 7/18/23 Page #: 1 of 1

Technician Name: [Signature]

Property Manager: \_\_\_\_\_

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present: YES NO	
Program B		M T W T F S S	%		
Program C		M T W T F S S	%		
Program D		M T W T F S S	%		
Controller Make & Model:				Weather Sensor Operational: Working Not Working	
Controller Status:					
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
Spray, Rotor, MP, Drip, or Bubblers	1	1	1									
Annuals, Shrub, Turf	54											
Run Time [Program: ]												
Battery Pack/Doubler/Add-a-Zone												
Zone Faults or Alarms												

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

Maintenance Repairs													
Partial Clogged Nozzles													
Head Straightened													
Head Adjusted													

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

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

Additional Comments: 2" manhole located left entrance near annuals filthy by waters  
1 miss. p. seen within 12" 1:0 Recharge

## **Tab 6**





**Proposal #5720**

**Date: 7/19/2023**

**Customer:**

Matthew Huber  
9019 Creedmoor Lane  
New Port Richey, FL 34654

**Property:**

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

**Water's Edge CDD July 2023 Irrigation Inspections**



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

To pay directly with any major credit card, use this link: [Pay \(cardpointe.com\)](https://cardpointe.com). Have your proposal number

(job number) or invoice number ready as reference to ensure accurate application of your payment.

**Ventana Frontage mainline leak**

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

**Irrigation Repair**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
1.25"-2" MISC PVC Fittings	4.00	ea
Slip-Fix - 2"	2.00	ea
2" PVC Pipe - Sch. 40	2.00	lf
3M - DBR/Y Wire Splices	4.00	ea

**Irrigation Repair:           \$649.91**

---

**PROJECT TOTAL:           \$649.91**



## Terms & Conditions

### GENERAL TERMS AND CONDITIONS

#### PART 1: CONTRACTOR'S RESPONSIBILITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **PART 2: CLIENT'S RESPONSIBILITY**

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

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



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

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

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

### **PART 3: OTHER TERMS**

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

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

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

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

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

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

By \_\_\_\_\_  
Eric Rothell  
Date 7/19/2023  
\_\_\_\_\_

By \_\_\_\_\_  
Date \_\_\_\_\_  
Water's Edge CDD





**Proposal #5721**

Date: 7/19/2023

**Customer:**

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

**Property:**

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

**Water's Edge HOA July 2023 Irrigation Inspections**

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

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

**Lift Station Time C Zn 4**

Zn 4 has a faulty decoder needing replaced. 1-station decoder.

**Irrigation Repair**

Items	Quantity	Unit	
Hunter Decoder - 1 Station ICD-100	1.00	ea	
3M - DBR/Y Wire Splices	2.00	ea	
			<b>Irrigation Repair: \$388.38</b>
<b>PROJECT TOTAL:</b>			<b>\$388.38</b>

## Terms & Conditions

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**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 7/19/2023  
30-PIN

By \_\_\_\_\_  
Date \_\_\_\_\_  
Water's Edge HOA

## **Tab 7**





Rizzetta & Company

# **Waters Edge Community Development District**

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**Financial Statements  
(Unaudited)**

**May 31, 2023**

**Prepared by: Rizzetta & Company, Inc.**

[watersedgecdd.org](http://watersedgecdd.org)  
[rizzetta.com](http://rizzetta.com)

**Waters Edge Community Development District**

Balance Sheet

As of 05/31/2023

(In Whole Numbers)

	General Fund	Reclaimed Water Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	216,036	49,774	59,095	17,164	342,069	0	0
Investments	4,669	76,090	373,922	550,851	1,005,532	0	0
Accounts Receivable	5,175	0	0	6,568	11,743	0	0
Prepaid Expenses	1,886	0	0	0	1,885	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	149,517	0	0	0	149,517	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	574,583
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,005,417
<b>Total Assets</b>	<b>381,248</b>	<b>125,864</b>	<b>433,017</b>	<b>574,583</b>	<b>1,514,712</b>	<b>6,633,196</b>	<b>7,580,000</b>
<b>Liabilities</b>							
Accounts Payable	15,850	0	0	0	15,850	0	0
Accrued Expenses	8,976	7,000	0	0	15,976	0	0
Due To Other	0	73,237	76,280	0	149,517	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
<b>Total Liabilities</b>	<b>24,826</b>	<b>80,237</b>	<b>76,280</b>	<b>0</b>	<b>181,343</b>	<b>0</b>	<b>7,580,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	219,192	36,959	344,898	576,583	1,177,633	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	137,230	8,668	11,839	(2,000)	155,736	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>356,422</b>	<b>45,627</b>	<b>356,737</b>	<b>574,583</b>	<b>1,333,369</b>	<b>6,633,196</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>381,248</b>	<b>125,864</b>	<b>433,017</b>	<b>574,583</b>	<b>1,514,712</b>	<b>6,633,196</b>	<b>7,580,000</b>

See Notes to Unaudited Financial Statements

## Waters Edge Community Development District

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023 Annual Budget	Through 05/31/2023 YTD Budget	Year To Date 05/31/2023 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	8	(8)
Special Assessments				
Tax Roll	370,594	370,594	372,520	(1,926)
<b>Total Revenues</b>	<b>370,594</b>	<b>370,594</b>	<b>372,528</b>	<b>(1,934)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	8,667	8,000	667
<b>Total Legislative</b>	<b>13,000</b>	<b>8,667</b>	<b>8,000</b>	<b>667</b>
Financial & Administrative				
Administrative Services	5,161	3,440	3,441	0
District Management	24,929	16,620	16,619	0
District Engineer	9,000	6,000	12,737	(6,737)
Disclosure Report	2,000	2,000	0	2,000
Trustees Fees	3,775	3,775	3,771	4
Assessment Roll	5,728	5,728	5,729	(1)
Financial & Revenue Collections	5,728	3,819	3,818	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	13,764	9,176	9,176	0
Auditing Services	3,100	0	0	0
Arbitrage Rebate Calculation	450	450	450	0
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	500	333	126	207
Miscellaneous Mailings	3,000	2,000	0	2,000
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	4,000	2,667	2,938	(271)
<b>Total Financial &amp; Administrative</b>	<b>84,851</b>	<b>59,723</b>	<b>62,168</b>	<b>(2,445)</b>
Legal Counsel				
District Counsel	12,500	8,334	8,990	(656)
<b>Total Legal Counsel</b>	<b>12,500</b>	<b>8,334</b>	<b>8,990</b>	<b>(656)</b>
Electric Utility Services				
Utility Services	25,000	16,666	15,853	813
<b>Total Electric Utility Services</b>	<b>25,000</b>	<b>16,666</b>	<b>15,853</b>	<b>813</b>
Stormwater Control				
Aquatic Maintenance	26,220	17,480	17,480	0

See Notes to Unaudited Financial Statements



## Waters Edge Community Development District

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	05/31/2023	05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	8,000	5,333	0	5,334
Mitigation Area Monitoring & Maintenance	500	334	1,438	(1,105)
Fountain Service Repair & Maintenance	3,500	2,333	3,376	(1,042)
Aquatic Plant Replacement	2,500	1,667	0	1,666
Stormwater System Maintenance	7,500	5,000	0	5,000
Total Stormwater Control	48,220	32,147	22,294	9,853
Other Physical Environment				
Property Insurance	4,132	4,132	6,751	(2,619)
General Liability Insurance	3,391	3,391	3,038	353
Entry & Walls Maintenance & Repair	3,000	2,000	2,625	(625)
Landscape Maintenance	100,000	66,667	63,113	3,554
Irrigation Maintenance & Repair	12,000	8,000	8,628	(628)
Well Maintenance	5,000	3,333	1,443	1,890
Landscape Miscellaneous	5,000	3,334	0	3,334
Landscape Replacement Plants, Shrubs, Trees	10,000	6,666	14,682	(8,016)
Landscape - Mulch	12,000	8,000	0	8,000
Irrigation Repair	7,500	5,000	843	4,158
Reclaimed Pump Maintenance & Repairs	5,000	3,333	10,811	(7,479)
Total Other Physical Environment	167,023	113,856	111,934	1,923
Contingency				
Miscellaneous Contingency	20,000	13,334	6,059	7,274
Total Contingency	20,000	13,334	6,059	7,274
Total Expenditures	370,594	252,727	235,298	17,429
Total Excess of Revenues Over(Under) Expenditures	0	117,867	137,230	(19,363)
Fund Balance, Beginning of Period	0	0	219,192	(219,192)
Total Fund Balance, End of Period	0	117,867	356,422	(238,555)

See Notes to Unaudited Financial Statements

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5	(5)
Special Assessments				
Tax Roll	49,774	49,774	49,774	0
<b>Total Revenues</b>	<u>49,774</u>	<u>49,774</u>	<u>49,779</u>	<u>(5)</u>
<b>Expenditures</b>				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	33,183	41,112	(7,929)
<b>Total Water-Sewer Combination Services</b>	<u>49,774</u>	<u>33,183</u>	<u>41,112</u>	<u>(7,929)</u>
<b>Total Expenditures</b>	<u>49,774</u>	<u>33,183</u>	<u>41,112</u>	<u>(7,929)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>16,591</u>	<u>8,667</u>	<u>7,924</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>36,960</u>	<u>(36,959)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>16,591</u>	<u>45,627</u>	<u>(29,035)</u>

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,093	(4,093)
Special Assessments				
Tax Roll	59,095	59,095	59,095	0
<b>Total Revenues</b>	<u>59,095</u>	<u>59,095</u>	<u>63,188</u>	<u>(4,093)</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	59,095	59,095	51,350	7,745
Total Contingency	<u>59,095</u>	<u>59,095</u>	<u>51,350</u>	<u>7,745</u>
<b>Total Expenditures</b>	<u>59,095</u>	<u>59,095</u>	<u>51,350</u>	<u>7,745</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>11,838</u>	<u>(11,838)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>344,899</u>	<u>(344,899)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>356,737</u>	<u>(356,737)</u>



**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20	(20)
Special Assessments				
Tax Roll	757,933	757,933	760,979	(3,046)
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>760,999</u>	<u>(3,066)</u>
Expenditures				
Debt Service				
Interest	312,933	312,933	317,999	(5,066)
Principal	445,000	445,000	445,000	0
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>762,999</u>	<u>(5,066)</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>762,999</u>	<u>(5,066)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(2,000)</u>	<u>2,000</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>576,583</u>	<u>(576,583)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>574,583</u>	<u>(574,583)</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2023</u>
The Bank of Tampa	Money Market	\$ 4,669
	<b>Total General Fund Investments</b>	<b>\$ 4,669</b>
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 125,097
Western Alliance Bank	Money Market	248,825
	<b>Total Reserve Fund Investments</b>	<b>\$ 373,922</b>
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,027
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,108
US Bank Series 2015 Revenue	US Bank Money Market 5	167,535
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
	<b>Total Debt Service Fund Investments</b>	<b>\$ 550,851</b>

**Waters Edge Community Development District  
Summary A/R Ledger  
From 05/01/2023 to 05/31/2023**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>345, 2419</b>						
345-001	345 General Fund	Pasco County Tax Collector	AR00000321	12110	10/01/2022	4,154.93
345-001	345 General Fund	Waters Edge Master HOA	AR00000975	11510	05/01/2023	444.49
345-001	345 General Fund	Waters Edge Master HOA	AR00000976	11510	05/31/2023	575.26
<b>Sum for 345, 2419</b>						<b>5,174.68</b>
<b>345, 2422</b>						
345-200	345 Debt Service Fund S2015	Pasco County Tax Collector	AR00000321	12110	10/01/2022	6,568.07
<b>Sum for 345, 2422</b>						<b>6,568.07</b>
<b>Sum for 345</b>						<b>11,742.75</b>
<b>Sum Total</b>						<b>11,742.75</b>



**Waters Edge Community Development District  
Summary A/P Ledger  
From 05/1/2023 to 05/31/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>345, 2419</b>					
345 General Fund	05/01/2023	ASI Landscape Management	5508	Brazilian Pepper Removal 04/23	1,437.56
345 General Fund	05/25/2023	Brenda L Brown	BB052523	Board of Supervisors Meeting 05/25/23	200.00
345 General Fund	05/25/2023	George Anastasopoulos	GA052523	Board of Supervisors Meeting 05/25/23	200.00
345 General Fund	05/25/2023	Jason Peterson	JP052523	Board of Supervisors Meeting 05/25/23	200.00
345 General Fund	05/02/2023	Pasco County Property Appraiser	050223 -345	Non-Ad Valorem Annual Fees 06/23	150.00
345 General Fund	05/01/2023	Romaner Graphics	21620	No Fishing/No Trespassing Signs 04/23	555.00
345 General Fund	05/30/2023	Stantec Consulting Services, Inc.	2085892	Engineering Services 05/23	1,430.00
345 General Fund	05/25/2023	Teri Lynn Geney	TG052523	Board of Supervisors Meeting 05/25/23	200.00
345 General Fund	05/25/2023	Timothy M. Haslett	TH052523	Board of Supervisors Meeting 05/25/23	200.00
345 General Fund	05/01/2023	Waters Edge Master HOA, Inc.	050123	Shared Cost Landscape Services 04/23	9,566.80
345 General Fund	05/24/2023	Withlacoochee River Electric Cooperative, Inc.	2189378 05/23 ACH	Electric 2189378 05/23	63.75
345 General Fund	05/24/2023	Withlacoochee River Electric Cooperative, Inc.	2189383 05/23 ACH	Electric 2189383 05/23	40.16
345 General Fund	05/24/2023	Withlacoochee River Electric Cooperative, Inc.	2189381 05/23 ACH	Electric 2189381 05/23	40.16
345 General Fund	05/24/2023	Withlacoochee River Electric Cooperative, Inc.	2189384 05/23 ACH	Electric 2189384 05/23	1,523.07
345 General Fund	05/24/2023	Withlacoochee River Electric Cooperative, Inc.	2189382 05/23 ACH	Electric 2189382 05/23	43.14
<b>Sum for 345, 2419</b>					<b>15,849.64</b>
<b>Sum for 345</b>					<b>15,849.64</b>
<b>Sum Total</b>					<b>15,849.64</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/2023.
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 FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

# **Waters Edge Community Development District**

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**Financial Statements  
(Unaudited)**

**June 30, 2023**

**Prepared by: Rizzetta & Company, Inc.**

[watersedgecdd.org](http://watersedgecdd.org)  
[rizzetta.com](http://rizzetta.com)



**Waters Edge Community Development District**

Balance Sheet

As of 06/30/2023

(In Whole Numbers)

	General Fund	Reclaimed Water Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	183,250	49,774	59,095	25,553	317,672	0	0
Investments	4,673	76,090	374,614	550,853	1,006,231	0	0
Accounts Receivable	439	0	0	0	438	0	0
Prepaid Expenses	1,885	0	0	0	1,886	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	155,172	0	0	0	155,172	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	576,406
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,003,594
<b>Total Assets</b>	<b>349,384</b>	<b>125,864</b>	<b>433,709</b>	<b>576,406</b>	<b>1,485,364</b>	<b>6,633,196</b>	<b>7,580,000</b>
<b>Liabilities</b>							
Accounts Payable	9,141	0	0	0	9,141	0	0
Accrued Expenses	9,600	6,000	0	0	15,600	0	0
Due To Other	0	78,892	76,280	0	155,172	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
<b>Total Liabilities</b>	<b>18,741</b>	<b>84,892</b>	<b>76,280</b>	<b>0</b>	<b>179,913</b>	<b>0</b>	<b>7,580,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	219,192	36,959	344,898	576,583	1,177,633	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	111,451	4,013	12,531	(177)	127,818	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>330,643</b>	<b>40,972</b>	<b>357,429</b>	<b>576,406</b>	<b>1,305,451</b>	<b>6,633,196</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>349,384</b>	<b>125,864</b>	<b>433,709</b>	<b>576,406</b>	<b>1,485,364</b>	<b>6,633,196</b>	<b>7,580,000</b>

See Notes to Unaudited Financial Statements

## Waters Edge Community Development District

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	12	(12)
Special Assessments				
Tax Roll	370,594	370,594	373,672	(3,078)
<b>Total Revenues</b>	<b>370,594</b>	<b>370,594</b>	<b>373,684</b>	<b>(3,090)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	9,750	9,000	750
<b>Total Legislative</b>	<b>13,000</b>	<b>9,750</b>	<b>9,000</b>	<b>750</b>
Financial & Administrative				
Administrative Services	5,161	3,871	3,871	0
District Management	24,929	18,696	18,696	0
District Engineer	9,000	6,750	14,498	(7,747)
Disclosure Report	2,000	2,000	0	2,000
Trustees Fees	3,775	3,775	3,771	4
Assessment Roll	5,728	5,728	5,728	(1)
Financial & Revenue Collections	5,728	4,296	4,296	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	13,764	10,323	10,323	0
Auditing Services	3,100	3,100	0	3,100
Arbitrage Rebate Calculation	450	450	450	0
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	500	375	126	249
Miscellaneous Mailings	3,000	2,250	0	2,250
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	4,000	3,000	3,113	(113)
<b>Total Financial &amp; Administrative</b>	<b>84,851</b>	<b>68,330</b>	<b>68,235</b>	<b>96</b>
Legal Counsel				
District Counsel	12,500	9,375	9,543	(168)
<b>Total Legal Counsel</b>	<b>12,500</b>	<b>9,375</b>	<b>9,543</b>	<b>(168)</b>
Electric Utility Services				
Utility Services	25,000	18,750	17,554	1,196
<b>Total Electric Utility Services</b>	<b>25,000</b>	<b>18,750</b>	<b>17,554</b>	<b>1,196</b>
Stormwater Control				
Aquatic Maintenance	26,220	19,665	19,815	(150)

See Notes to Unaudited Financial Statements

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	06/30/2023	06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	8,000	6,000	0	6,000
Mitigation Area Monitoring & Maintenance	500	375	1,438	(1,063)
Fountain Service Repair & Maintenance	3,500	2,625	3,376	(750)
Aquatic Plant Replacement	2,500	1,875	0	1,875
Stormwater System Maintenance	7,500	5,625	0	5,625
<b>Total Stormwater Control</b>	<b>48,220</b>	<b>36,166</b>	<b>24,629</b>	<b>11,536</b>
<b>Other Physical Environment</b>				
Property Insurance	4,132	4,132	6,751	(2,619)
General Liability Insurance	3,391	3,391	3,038	353
Entry & Walls Maintenance & Repair	3,000	2,250	2,625	(375)
Landscape Maintenance	100,000	75,000	70,113	4,887
Irrigation Maintenance & Repair	12,000	9,000	9,370	(370)
Well Maintenance	5,000	3,750	1,443	2,307
Landscape Miscellaneous	5,000	3,750	0	3,750
Landscape Replacement Plants, Shrubs, Trees	10,000	7,500	14,682	(7,182)
Landscape - Mulch	12,000	9,000	0	9,000
Irrigation Repair	7,500	5,625	843	4,783
Reclaimed Pump Maintenance & Repairs	5,000	3,750	17,050	(13,301)
<b>Total Other Physical Environment</b>	<b>167,023</b>	<b>127,148</b>	<b>125,915</b>	<b>1,233</b>
<b>Contingency</b>				
Miscellaneous Contingency	20,000	15,000	7,356	7,644
<b>Total Contingency</b>	<b>20,000</b>	<b>15,000</b>	<b>7,356</b>	<b>7,644</b>
<b>Total Expenditures</b>	<b>370,594</b>	<b>284,519</b>	<b>262,233</b>	<b>22,287</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>86,075</b>	<b>111,451</b>	<b>(25,376)</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>219,192</b>	<b>(219,192)</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>86,075</b>	<b>330,643</b>	<b>(244,568)</b>

See Notes to Unaudited Financial Statements



**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6	(6)
Special Assessments				
Tax Roll	49,774	49,774	49,774	0
<b>Total Revenues</b>	<u>49,774</u>	<u>49,774</u>	<u>49,780</u>	<u>(6)</u>
<b>Expenditures</b>				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	37,330	45,767	(8,436)
<b>Total Water-Sewer Combination Services</b>	<u>49,774</u>	<u>37,330</u>	<u>45,767</u>	<u>(8,436)</u>
<b>Total Expenditures</b>	<u>49,774</u>	<u>37,330</u>	<u>45,767</u>	<u>(8,436)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>12,444</u>	<u>4,013</u>	<u>8,431</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>36,959</u>	<u>(36,960)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>12,444</u>	<u>40,972</u>	<u>(28,529)</u>

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,786	(4,786)
Special Assessments				
Tax Roll	59,095	59,095	59,095	0
<b>Total Revenues</b>	<u>59,095</u>	<u>59,095</u>	<u>63,881</u>	<u>(4,786)</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	59,095	59,095	51,350	7,745
Total Contingency	<u>59,095</u>	<u>59,095</u>	<u>51,350</u>	<u>7,745</u>
<b>Total Expenditures</b>	<u>59,095</u>	<u>59,095</u>	<u>51,350</u>	<u>7,745</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>12,531</u>	<u>(12,531)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>344,898</u>	<u>(344,898)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>357,429</u>	<u>(357,429)</u>

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22	(22)
Special Assessments				
Tax Roll	757,933	757,933	762,800	(4,867)
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>762,822</u>	<u>(4,889)</u>
Expenditures				
Debt Service				
Interest	312,933	312,933	317,999	(5,066)
Principal	445,000	445,000	445,000	0
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>762,999</u>	<u>(5,066)</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>762,999</u>	<u>(5,066)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(177)</u>	<u>177</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>576,583</u>	<u>(576,583)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>576,406</u>	<u>(576,406)</u>



**Waters Edge CDD  
Investment Summary  
June 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2023</u>
The Bank of Tampa	Money Market	\$ 4,673
	<b>Total General Fund Investments</b>	<b>\$ 4,673</b>
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 125,804
Western Alliance Bank	Money Market	248,810
	<b>Total Reserve Fund Investments</b>	<b>\$ 374,614</b>
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,027
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,108
US Bank Series 2015 Revenue	US Bank Money Market 5	167,537
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
	<b>Total Debt Service Fund Investments</b>	<b>\$ 550,853</b>



**Waters Edge Community Development District  
Summary A/P Ledger  
From 06/1/2023 to 06/30/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>345, 2419</b>					
345 General Fund	06/22/2023	Brenda L Brown	BB062223	Board of Supervisors Meeting 06/22/23	200.00
345 General Fund	06/22/2023	George Anastasopoulos	GA062223	Board of Supervisors Meeting 06/22/23	200.00
345 General Fund	06/29/2023	GHS Environmental LLC	2023-308	Monthly Meter Readings 06/23	142.00
345 General Fund	06/26/2023	Irrigation Technical Services, Inc.	31647	Pump Station Injection System AccuTabs Delivery 06/23	6,239.00
345 General Fund	06/22/2023	Jason Peterson	JP062223	Board of Supervisors Meeting 06/22/23	200.00
345 General Fund	06/26/2023	Stantec Consulting Services, Inc.	2099477	Engineering Services 06/23	1,760.00
345 General Fund	06/22/2023	Teri Lynn Geney	TG062223	Board of Supervisors Meeting 06/22/23	200.00
345 General Fund	06/22/2023	Timothy M. Haslett	TH062223	Board of Supervisors Meeting 06/22/23	200.00
<b>Sum for 345, 2419</b>					<b>9,141.00</b>
<b>Sum for 345</b>					<b>9,141.00</b>
<b>Sum Total</b>					<b>9,141.00</b>



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

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

## **Tab 8**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS  
EDGE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING  
THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE**

WHEREAS, the Waters Edge Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-05; and

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

Section 1.      Scott Brizendine is appointed Secretary

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

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF JULY, 2023.**

**WATERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**



## **Tab 9**

# Irrigation Technical Services, Inc. Installation Agreement

This Irrigation Technical Services, Inc. Installation Agreement (this “**Agreement**”) is entered into as of July 12, 2023, between the **Waters Edge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Irrigation Technical Services, Inc.**, a Florida corporation (the “**Contractor**”).

## **Background Information:**

The District desires to dismantle, clean, sandblast and install a ~~new~~ Pump #1 to its irrigation system. The Contractor represents that it is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

## **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the of the inspection, dismantling, cleaning, sandblasting and installation of a new Pump #1 as notated in the attached **Exhibit “A.”** At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility. Contractor shall take precautions at all times to protect any persons and property affected by Contractor’s work.
3. **Responsibilities of the Contractor.**
  - a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
  - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
  - c. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
  - d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
  - e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any

damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. **Time of Commencement and Completion Date.** The District and Contractor will coordinate a date in which the work will commence. The Contractor will complete the work within 10 calendar days upon receipt of all the materials necessary to complete the scope of work.
6. **Compensation.** The District agrees to pay to Contractor \$34,470.60 for the work described above.
7. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
8. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
9. **Warranty.**
  - a. The Contractor warrants that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
  - b. If within 90 days after the date of final payment by the District any portion of the work (labor and materials) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. This time period shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such portion of the work.
  - c. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
  - d. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor



agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.

- e. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- f. Contractor warranties that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
- g. The provisions of this section shall survive approval of the work under this Agreement.

**10. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the Districts with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Districts unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**11. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

**12. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**13. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state,

and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

14. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
15. **Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District.
16. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
17. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
18. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
19. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
20. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
21. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
22. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
  - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify

system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
  - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

**23. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-933-5571, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.**

- 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 25. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
- 26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 27. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 28. Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally

recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the District:**  
Waters Edge CDD  
c/o Rizzetta & Company, Inc.  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614  
Attn: District Manager

**To the Contractor:**  
Irrigation Technical Services, Inc.  
867 W. Bloomingdale Ave., #6953  
Brandon, Florida 33511  
[jdecort.des@gmail.com](mailto:jdecort.des@gmail.com)


3330 36th Ave N  
St Petersburg  
FL  
33713  
JK

29. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Irrigation Technical Services, Inc.**

**Waters Edge  
Community Development District**

  
Name: Jamie Newberg  
Title: DM

Teri Geney  
\_\_\_\_\_  
Teri Geney  
Chair of the Board of Supervisors



**Exhibit "A"**  
**Scope of Work**

Provide the following at the pump station located on Creedmoor Lane near the intersection of Manistique Way (near the Southwest corner of the pond in that vicinity): all components and labor to dismantle, inspect, clean sandblast parts and install Pump #1; Install new Bowl Shafts, Bowl Bushings, Inserts/Spider, two (2) new six (6) inch Columns/Couplings, new Sealing Gland, new Mechanical Seal; Assemble, paint columns and head with Macro Poxxy 646; Reinstall turbine and test; Apply Anti-Seize & Anti-Corrosion Compound

TOTAL        \$34,470.60



3330 36th. Ave. N. St. Petersburg, Fl. 33713

(727) 521-3320

Fax: (727) 521-6219

June 22, 2023

Waters Edge

ATTN: Waters Edge CDD

Proposed Scope of Work

Irrigation Technical Services (ITS) hereby proposes to provide all components and labor to dismantle, inspect clean and sandblast parts. Install New Line Shafts. Install New Bowl Shafts. Install New Bowl Bushings. Install New Inserts/Spider. Install 2 New 6 Inch Columns/Couplings. New Sealing Gland. New Mechanical Seal. Assemble, Paint columns and head with Macro Poxxy 646. Reinstall turbine and test.

TERMS

Total price including tax for performing replenishment is \$34,470.60. Price is valid for 10 days.

A deposit of \$0.00 is due upon execution of this agreement.

Balance of \$34,470.60 shall be due and payable within ten (10) business days of acceptance of the project's completion. Failure to inspect and approve the project within 2 business days shall constitute acceptance.

ACCEPTANCE

Irrigation Technical Services

Daniel R. Hodges – Pump and Controls Director 407-853-0324

---

Owner/Agent

Waters Edge CDD

## **Tab 10**

# **REBATE REPORT**

## **Waters Edge Community Development District (Pasco County, Florida)**

**\$10,345,000 Capital Improvement Revenue  
Refunding Bonds, Series 2015A-1 (Senior Lien)  
and  
\$495,000 Capital Improvement Revenue Refunding  
Bonds, Series 2015 A-2 (Subordinate Lien)**

**Dated: March 31, 2015  
Delivered: March 31, 2015**

---

**Rebate Report to the Computation Date  
March 31, 2025  
Reflecting Activity To  
March 31, 2023**



**AMTEC**



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# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

April 19, 2023

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

Re: Waters Edge Community Development District (Pasco County, Florida), \$10,345,000 Capital Improvement Revenue Refunding Bonds, Series 2015A-1 (Senior Lien) and \$495,000 Capital Improvement Revenue Refunding Bonds, Series 2015 A-2 (Subordinate Lien)

Dear Ms. Connell:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Waters Edge Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of March 31, 2024. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 31, 2025 Computation Date  
Reflecting Activity from March 31, 2015 through March 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Escrow Fund	0.000000%	0.00	(46,742.36)
2015 A-1 Debt Service Reserve Fund	0.106082%	3,051.96	(136,504.55)
2015 A-1 Capitalized Interest Fund	0.020098%	24.90	(6,874.87)
2015 A-1 Sinking Fund	0.000000%	0.00	0.00
2015 A-2 Debt Service Reserve Fund	0.105182%	154.42	(6,980.99)
2015 A-2 Capitalized Interest Fund	0.020271%	1.67	(457.14)
2015 A-2 Sinking Fund	0.000000%	0.00	0.00
Costs of Issuance Fund	0.016740%	1.61	(528.91)
Prepayment Sub Account	0.146875%	4.26	(147.41)
<b>Totals</b>	<b>0.080467%</b>	<b>\$3,238.82</b>	<b>\$(198,236.23)</b>
<b>Bond Yield</b>	<b>3.892281%</b>		
Rebate Computation Credits			(17,396.69)
<b>Net Rebatable Arbitrage</b>			<b>\$(215,632.92)</b>

Based upon our computations, no rebate liability exists.

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from March 31, 2015, the date of the closing, through March 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 31, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 31, 2015 and March 31, 2023, the District made periodic payments into the Debt Service Fund, that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year. We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. The Bonds were issued, in part, for the purposes of refunding the District's \$12,710,000 Capital Improvement Revenue Bonds, Series 2005 (the "Refunded Bonds"), on May 1, 2015 (the "Redemption Date").

## **DEFINITIONS**

### **7. Computation Date**

March 31, 2025.

### **8. Computation Period**

The period beginning on March 31, 2015, the date of the closing, through March 31, 2023.



## **9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **12. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

## **13. Rebtable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **14. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from records provided by the District and US Bank, Trustee.

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of March 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 31, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 31, 2025, is the Rebateable Arbitrage.

## PROOF OF ARBITRAGE YIELD

Waters Edge  
Community Development District  
(Pasco County, Florida)  
\$10,840,000 Capital Improvement Revenue Refunding Bonds,  
Series 2015 A-1 & 2015 A-2

Date	Debt Service	Total	Present Value to 03/31/2015 @ 3.8922809480%
11/01/2015	228,896.91	228,896.91	223,783.21
05/01/2016	565,267.50	565,267.50	542,089.26
11/01/2016	190,462.50	190,462.50	179,165.95
05/01/2017	570,462.50	570,462.50	526,383.55
11/01/2017	185,532.50	185,532.50	167,928.50
05/01/2018	575,532.50	575,532.50	510,979.51
11/01/2018	180,477.50	180,477.50	157,175.88
05/01/2019	580,477.50	580,477.50	495,880.97
11/01/2019	176,260.00	176,260.00	147,698.14
05/01/2020	581,260.00	581,260.00	477,772.24
11/01/2020	171,261.25	171,261.25	138,082.55
05/01/2021	591,261.25	591,261.25	467,614.87
11/01/2021	165,521.25	165,521.25	128,407.94
05/01/2022	595,521.25	595,521.25	453,173.58
11/01/2022	159,393.75	159,393.75	118,978.32
05/01/2023	604,393.75	604,393.75	442,533.05
11/01/2023	152,263.13	152,263.13	109,357.79
05/01/2024	612,263.13	612,263.13	431,342.52
11/01/2024	144,348.13	144,348.13	99,752.67
05/01/2025	619,348.13	619,348.13	419,833.82
11/01/2025	135,895.63	135,895.63	90,360.22
05/01/2026	630,895.63	630,895.63	411,489.29
11/01/2026	127,058.13	127,058.13	81,289.17
05/01/2027	637,058.13	637,058.13	399,796.05
11/01/2027	117,655.00	117,655.00	72,426.76
05/01/2028	647,655.00	647,655.00	391,076.37
11/01/2028	106,942.50	106,942.50	63,342.82
05/01/2029	656,942.50	656,942.50	381,683.72
11/01/2029	95,830.00	95,830.00	54,614.38
05/01/2030	670,830.00	670,830.00	375,013.74
11/01/2030	84,217.50	84,217.50	46,181.31
05/01/2031	684,217.50	684,217.50	368,033.46
11/01/2031	72,082.50	72,082.50	38,032.26
05/01/2032	697,082.50	697,082.50	360,774.41
11/01/2032	58,852.50	58,852.50	29,877.60
05/01/2033	708,852.50	708,852.50	352,992.80
11/01/2033	45,097.50	45,097.50	22,028.84
05/01/2034	725,097.50	725,097.50	347,427.99
11/01/2034	30,695.00	30,695.00	14,426.64
05/01/2035	740,695.00	740,695.00	341,480.75
11/01/2035	15,662.50	15,662.50	7,083.00
05/01/2036	755,662.50	755,662.50	335,207.02
	16,095,181.95	16,095,181.95	10,822,572.95

## Proceeds Summary

Delivery date	03/31/2015
Par Value	10,840,000.00
Premium (Discount)	-17,427.05
Target for yield calculation	10,822,572.95

## BOND DEBT SERVICE

Waters Edge  
Community Development District  
(Pasco County, Florida)  
\$10,345,000 Capital Improvement Revenue Refunding Bonds,  
Series 2015A-1 (Senior Lien)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/31/2015					
11/01/2015			214,680.78	214,680.78	
05/01/2016	355,000	2.500%	183,140.00	538,140.00	752,820.78
11/01/2016			178,702.50	178,702.50	
05/01/2017	365,000	2.500%	178,702.50	543,702.50	722,405.00
11/01/2017			174,140.00	174,140.00	
05/01/2018	375,000	2.500%	174,140.00	549,140.00	723,280.00
11/01/2018			169,452.50	169,452.50	
05/01/2019	385,000	2.000%	169,452.50	554,452.50	723,905.00
11/01/2019			165,602.50	165,602.50	
05/01/2020	390,000	2.375%	165,602.50	555,602.50	721,205.00
11/01/2020			160,971.25	160,971.25	
05/01/2021	400,000	2.625%	160,971.25	560,971.25	721,942.50
11/01/2021			155,721.25	155,721.25	
05/01/2022	410,000	2.750%	155,721.25	565,721.25	721,442.50
11/01/2022			150,083.75	150,083.75	
05/01/2023	425,000	3.125%	150,083.75	575,083.75	725,167.50
11/01/2023			143,443.13	143,443.13	
05/01/2024	440,000	3.375%	143,443.13	583,443.13	726,886.26
11/01/2024			136,018.13	136,018.13	
05/01/2025	455,000	3.500%	136,018.13	591,018.13	727,036.26
11/01/2025			128,055.63	128,055.63	
05/01/2026	470,000	3.500%	128,055.63	598,055.63	726,111.26
11/01/2026			119,830.63	119,830.63	
05/01/2027	485,000	3.625%	119,830.63	604,830.63	724,661.26
11/01/2027			111,040.00	111,040.00	
05/01/2028	505,000	4.000%	111,040.00	616,040.00	727,080.00
11/01/2028			100,940.00	100,940.00	
05/01/2029	525,000	4.000%	100,940.00	625,940.00	726,880.00
11/01/2029			90,440.00	90,440.00	
05/01/2030	550,000	4.000%	90,440.00	640,440.00	730,880.00
11/01/2030			79,440.00	79,440.00	
05/01/2031	570,000	4.000%	79,440.00	649,440.00	728,880.00
11/01/2031			68,040.00	68,040.00	
05/01/2032	595,000	4.200%	68,040.00	663,040.00	731,080.00
11/01/2032			55,545.00	55,545.00	
05/01/2033	620,000	4.200%	55,545.00	675,545.00	731,090.00
11/01/2033			42,525.00	42,525.00	
05/01/2034	645,000	4.200%	42,525.00	687,525.00	730,050.00
11/01/2034			28,980.00	28,980.00	
05/01/2035	675,000	4.200%	28,980.00	703,980.00	732,960.00
11/01/2035			14,805.00	14,805.00	
05/01/2036	705,000	4.200%	14,805.00	719,805.00	734,610.00
	10,345,000		4,945,373.32	15,290,373.32	15,290,373.32



## BOND DEBT SERVICE

Waters Edge  
Community Development District  
(Pasco County, Florida)  
\$495,000 Capital Improvement Revenue Refunding Bonds,  
Series 2015 A-2 (Subordinate Lien)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/31/2015					
11/01/2015			14,216.13	14,216.13	
05/01/2016	15,000	4.900%	12,127.50	27,127.50	41,343.63
11/01/2016			11,760.00	11,760.00	
05/01/2017	15,000	4.900%	11,760.00	26,760.00	38,520.00
11/01/2017			11,392.50	11,392.50	
05/01/2018	15,000	4.900%	11,392.50	26,392.50	37,785.00
11/01/2018			11,025.00	11,025.00	
05/01/2019	15,000	4.900%	11,025.00	26,025.00	37,050.00
11/01/2019			10,657.50	10,657.50	
05/01/2020	15,000	4.900%	10,657.50	25,657.50	36,315.00
11/01/2020			10,290.00	10,290.00	
05/01/2021	20,000	4.900%	10,290.00	30,290.00	40,580.00
11/01/2021			9,800.00	9,800.00	
05/01/2022	20,000	4.900%	9,800.00	29,800.00	39,600.00
11/01/2022			9,310.00	9,310.00	
05/01/2023	20,000	4.900%	9,310.00	29,310.00	38,620.00
11/01/2023			8,820.00	8,820.00	
05/01/2024	20,000	4.900%	8,820.00	28,820.00	37,640.00
11/01/2024			8,330.00	8,330.00	
05/01/2025	20,000	4.900%	8,330.00	28,330.00	36,660.00
11/01/2025			7,840.00	7,840.00	
05/01/2026	25,000	4.900%	7,840.00	32,840.00	40,680.00
11/01/2026			7,227.50	7,227.50	
05/01/2027	25,000	4.900%	7,227.50	32,227.50	39,455.00
11/01/2027			6,615.00	6,615.00	
05/01/2028	25,000	4.900%	6,615.00	31,615.00	38,230.00
11/01/2028			6,002.50	6,002.50	
05/01/2029	25,000	4.900%	6,002.50	31,002.50	37,005.00
11/01/2029			5,390.00	5,390.00	
05/01/2030	25,000	4.900%	5,390.00	30,390.00	35,780.00
11/01/2030			4,777.50	4,777.50	
05/01/2031	30,000	4.900%	4,777.50	34,777.50	39,555.00
11/01/2031			4,042.50	4,042.50	
05/01/2032	30,000	4.900%	4,042.50	34,042.50	38,085.00
11/01/2032			3,307.50	3,307.50	
05/01/2033	30,000	4.900%	3,307.50	33,307.50	36,615.00
11/01/2033			2,572.50	2,572.50	
05/01/2034	35,000	4.900%	2,572.50	37,572.50	40,145.00
11/01/2034			1,715.00	1,715.00	
05/01/2035	35,000	4.900%	1,715.00	36,715.00	38,430.00
11/01/2035			857.50	857.50	
05/01/2036	35,000	4.900%	857.50	35,857.50	36,715.00
	495,000		309,808.63	804,808.63	804,808.63

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 Escrow Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
03/31/15	Beg Bal	-11,232,960.00	88.24	-9,912,002.51	-14,573,946.72
05/01/15		11,232,960.00	88.24	9,912,002.51	14,527,204.36
-----					
03/31/25	TOTALS:	0.00		0.00	-46,742.36
-----					

ISSUE DATE: 03/31/15      REBATABL ARBITRAGE: -46,742.36  
 COMP DATE: 03/31/25      NET INCOME: 0.00  
 BOND YIELD: 3.892281%      TAX INV YIELD: 0.000000%

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-1 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
03/31/15	Beg Bal	-360,027.50	-529,360.40
04/02/15		0.20	0.29
05/04/15		5.92	8.67
06/02/15		6.12	8.94
07/02/15		5.92	8.62
08/04/15		6.12	8.88
09/02/15		6.12	8.85
10/02/15		5.92	8.54
11/03/15		6.12	8.80
12/02/15		5.92	8.48
01/05/16		6.12	8.74
02/02/16		28.13	40.05
03/02/16		28.53	40.49
04/04/16		30.49	43.12
05/03/16		29.51	41.61
06/02/16		30.49	42.85
07/05/16		29.51	41.33
08/02/16		30.49	42.58
09/02/16		30.49	42.44
10/04/16		29.51	40.94
11/02/16		30.49	42.17
12/02/16		29.51	40.69
01/04/17		30.49	41.89
02/02/17		44.88	61.48
03/02/17		41.43	56.57
04/04/17		45.87	62.42
05/02/17		58.20	78.96
06/02/17		61.16	82.71
07/05/17		59.18	79.75
08/02/17		61.16	82.18
09/05/17		61.16	81.89
10/03/17		59.18	79.00
11/02/17		61.16	81.39
12/04/17		59.18	78.49
01/03/18		61.16	80.86
02/02/18		61.16	80.61
03/01/18		55.24	72.58
04/03/18		61.16	80.09
05/02/18		73.49	95.94
06/04/18		76.44	99.44
07/03/18		73.98	95.95
08/02/18		91.24	117.96
09/05/18		91.73	118.18
10/02/18		88.77	114.04
11/02/18		91.73	117.46
12/04/18		88.77	113.28
01/03/19		91.73	116.70

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-1 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
02/04/19		91.73	116.31
03/04/19		82.86	104.72
04/02/19		91.73	115.59
05/02/19		88.77	111.50
06/04/19		91.73	114.82
07/02/19		88.77	110.79
08/02/19		76.44	95.09
09/04/19		61.16	75.82
10/02/19		53.26	65.83
11/04/19		45.87	56.50
12/03/19		44.39	54.51
01/02/20		45.87	56.15
02/04/20		45.74	55.80
03/03/20		37.87	46.06
04/02/20		17.07	20.70
05/04/20		2.95	3.56
06/02/20		3.05	3.67
07/02/20		1.77	2.13
08/04/20		1.67	2.00
09/02/20		1.52	1.81
10/02/20		1.48	1.76
11/03/20		1.52	1.80
12/02/20		1.48	1.75
01/05/21		1.52	1.79
02/02/21		1.53	1.80
03/02/21		1.38	1.62
04/02/21		1.53	1.78
05/04/21		1.48	1.72
06/02/21		1.53	1.77
07/02/21		1.48	1.71
08/03/21		1.53	1.76
09/02/21		1.53	1.76
10/04/21		1.48	1.69
11/02/21		1.53	1.75
12/02/21		1.48	1.68
01/04/22		1.53	1.73
02/02/22		1.53	1.73
03/02/22		1.38	1.55
04/04/22		1.53	1.72
05/03/22		1.48	1.66
06/02/22		1.53	1.71
07/05/22		1.48	1.64
08/02/22		1.53	1.70
09/02/22		1.53	1.69
10/04/22		1.48	1.63
11/02/22		1.53	1.68
12/02/22		1.48	1.62



Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-1 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
01/04/23		1.53	1.67
02/02/23		1.53	1.66
03/02/23		1.38	1.50
03/31/23	Balance	360,027.50	388,882.88
03/31/23	Accrual	1.53	1.65
-----			
03/31/25	TOTALS:	3,051.96	-136,504.55
-----			

ISSUE DATE:	03/31/15	REBATABLE ARBITRAGE:	-136,504.55
COMP DATE:	03/31/25	NET INCOME:	3,051.96
BOND YIELD:	3.892281%	TAX INV YIELD:	0.106082%

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-1 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
03/31/15	Beg Bal	-210,392.72	-309,347.41
04/02/15		0.12	0.18
05/04/15		3.46	5.07
06/02/15		3.57	5.21
07/02/15		3.46	5.04
08/04/15		3.57	5.18
09/02/15		3.57	5.16
10/02/15		3.46	4.99
11/02/15		-4,288.07	-6,164.04
11/02/15		214,680.79	308,600.44
11/03/15		3.57	5.13
12/02/15		0.12	0.17
-----			
03/31/25	TOTALS:	24.90	-6,874.87
-----			

ISSUE DATE:	03/31/15	REBATABLE ARBITRAGE:	-6,874.87
COMP DATE:	03/31/25	NET INCOME:	24.90
BOND YIELD:	3.892281%	TAX INV YIELD:	0.020098%

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-1 Sinking Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
05/02/16		-355,000.00	-500,565.50
05/02/16		355,000.00	500,565.50
05/01/17		365,000.00	495,256.69
05/01/17		-365,000.00	-495,256.69
05/01/18		-375,000.00	-489,583.96
05/01/18		375,000.00	489,583.96
05/01/19		385,000.00	483,632.04
05/01/19		-385,000.00	-483,632.04
03/31/25 TOTALS:		0.00	0.00

ISSUE DATE:	03/31/15	REBATABL ARBITRAGE:	0.00
COMP DATE:	03/31/25	NET INCOME:	0.00
BOND YIELD:	3.892281%	TAX INV YIELD:	-99.999800%

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-2 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
03/31/15	Beg Bal	-20,045.00	-29,472.83
04/02/15		0.01	0.01
05/04/15		0.33	0.48
06/02/15		0.34	0.50
07/02/15		0.33	0.48
08/04/15		0.34	0.49
09/02/15		0.34	0.49
10/02/15		0.33	0.48
11/03/15		0.34	0.49
12/02/15		0.33	0.47
01/05/16		0.34	0.49
02/02/16		1.57	2.24
03/02/16		1.59	2.26
04/04/16		1.70	2.40
05/02/16		1,937.43	2,731.86
05/03/16		1.64	2.31
06/02/16		1.54	2.16
07/05/16		1.48	2.07
08/02/16		1.53	2.14
09/02/16		1.53	2.13
10/04/16		1.48	2.05
11/02/16		1.53	2.12
12/02/16		1.48	2.04
01/04/17		1.53	2.10
02/02/17		2.26	3.10
03/02/17		2.08	2.84
04/04/17		2.31	3.14
05/02/17		2.93	3.98
06/02/17		3.08	4.17
07/05/17		2.98	4.02
08/02/17		3.08	4.14
09/05/17		3.08	4.12
10/03/17		2.98	3.98
11/02/17		3.08	4.10
12/04/17		2.98	3.95
01/03/18		3.08	4.07
02/02/18		3.08	4.06
03/02/18		2.78	3.65
04/03/18		3.08	4.03
05/02/18		3.70	4.83
06/04/18		3.84	5.00
07/03/18		3.72	4.82
08/02/18		4.59	5.93
09/05/18		4.61	5.94
10/02/18		4.46	5.73
11/02/18		4.61	5.90
12/04/18		4.46	5.69



Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-2 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
01/03/19		4.61	5.86
02/04/19		4.61	5.85
03/04/19		4.17	5.27
04/02/19		4.61	5.81
05/02/19		4.46	5.60
06/04/19		4.61	5.77
07/02/19		4.46	5.57
08/02/19		3.84	4.78
09/04/19		3.08	3.82
10/02/19		2.68	3.31
11/04/19		2.31	2.85
12/03/19		2.23	2.74
01/03/20		2.31	2.83
02/04/20		2.30	2.81
03/03/20		1.90	2.31
04/02/20		0.86	1.04
05/04/20		0.15	0.18
06/02/20		0.15	0.18
07/02/20		0.09	0.11
08/04/20		0.08	0.10
09/02/20		0.08	0.10
10/02/20		0.07	0.08
11/03/20		0.08	0.09
12/02/20		0.07	0.08
01/05/21		0.08	0.09
02/02/21		0.08	0.09
03/02/21		0.07	0.08
04/02/21		0.08	0.09
05/04/21		0.07	0.08
06/02/21		0.08	0.09
07/02/21		0.07	0.08
08/03/21		0.08	0.09
09/02/21		0.08	0.09
10/04/21		0.07	0.08
11/02/21		0.08	0.09
12/02/21		0.07	0.08
01/04/22		0.08	0.09
02/02/22		0.08	0.09
03/02/22		0.07	0.08
04/04/22		0.08	0.09
05/03/22		0.07	0.08
06/02/22		0.08	0.09
07/05/22		0.07	0.08
08/02/22		0.08	0.09
09/02/22		0.08	0.09
10/04/22		0.07	0.08
11/02/22		0.08	0.09

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-2 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
12/02/22		0.07	0.08
01/04/23		0.08	0.09
02/02/23		0.08	0.09
03/02/23		0.07	0.08
03/31/23	Balance	18,107.57	19,558.85
03/31/23	Accrual	0.08	0.09
-----			
03/31/25	TOTALS:	154.42	-6,980.99
-----			

ISSUE DATE:	03/31/15	REBATABLE ARBITRAGE:	-6,980.99
COMP DATE:	03/31/25	NET INCOME:	154.42
BOND YIELD:	3.892281%	TAX INV YIELD:	0.105182%

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-2 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
03/31/15	Beg Bal	-13,990.45	-20,570.62
04/02/15		0.01	0.01
05/04/15		0.23	0.34
06/02/15		0.24	0.35
07/02/15		0.23	0.33
08/04/15		0.24	0.35
09/02/15		0.24	0.35
10/02/15		0.23	0.33
11/02/15		-225.68	-324.41
11/02/15		14,216.13	20,435.47
11/03/15		0.24	0.34
12/02/15		0.01	0.01
-----			
03/31/25	TOTALS:	1.67	-457.14
-----			

ISSUE DATE:	03/31/15	REBATABLE ARBITRAGE:	-457.14
COMP DATE:	03/31/25	NET INCOME:	1.67
BOND YIELD:	3.892281%	TAX INV YIELD:	0.020271%

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 2015 A-2 Sinking Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
05/02/16		-15,000.00	-21,150.65
05/02/16		15,000.00	21,150.65
05/01/17		15,000.00	20,353.01
05/01/17		-15,000.00	-20,353.01
05/01/18		-15,000.00	-19,583.36
05/01/18		15,000.00	19,583.36
05/01/19		15,000.00	18,842.81
05/01/19		-15,000.00	-18,842.81
-----			
03/31/25	TOTALS:	0.00	0.00
-----			

ISSUE DATE:	03/31/15	REBATABLE ARBITRAGE:	0.00
COMP DATE:	03/31/25	NET INCOME:	0.00
BOND YIELD:	3.892281%	TAX INV YIELD:	-99.999800%



Waters Edge  
Community Development District  
(Pasco County, Florida)  
\$10,840,000 Capital Improvement Revenue Refunding Bonds,  
Series 2015 A-1 & 2015 A-2  
Costs of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
03/31/15	Beg Bal	-143,514.81	-211,014.59
03/31/15		4,250.00	6,248.92
03/31/15		20,000.00	29,406.66
03/31/15		20,000.00	29,406.66
03/31/15		20,250.00	29,774.25
03/31/15		1,750.00	2,573.08
03/31/15		0.04	0.06
04/01/15		500.00	735.17
04/01/15		5,000.00	7,351.67
04/02/15		0.04	0.06
04/13/15		1,250.00	1,835.56
04/30/15		45,000.00	65,959.85
05/04/15		1.14	1.67
06/02/15		0.43	0.63
06/19/15		18,000.00	26,245.87
06/29/15		7,514.77	10,945.59
-----			
03/31/25	TOTALS:	1.61	-528.91
-----			

ISSUE DATE: 03/31/15 REBATABLE ARBITRAGE: -528.91  
COMP DATE: 03/31/25 NET INCOME: 1.61  
BOND YIELD: 3.892281% TAX INV YIELD: 0.016740%

Waters Edge  
Community Development District  
(Pasco County, Florida)  
\$10,840,000 Capital Improvement Revenue Refunding Bonds,  
Series 2015 A-1 & 2015 A-2  
Prepayment Sub Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
05/02/16		-1,937.43	-2,731.86
06/02/16		0.16	0.22
07/05/16		0.16	0.22
08/02/16		0.16	0.22
09/02/16		0.16	0.22
10/04/16		0.16	0.22
11/02/16		0.16	0.22
12/02/16		0.16	0.22
01/04/17		0.16	0.22
02/02/17		0.24	0.33
03/02/17		0.22	0.30
04/04/17		0.25	0.34
05/02/17		0.31	0.42
06/02/17		0.33	0.45
07/05/17		0.32	0.43
08/02/17		0.33	0.44
09/05/17		0.33	0.44
10/03/17		0.32	0.43
11/01/17		-3,062.57	-4,076.17
11/01/17		5,000.00	6,654.83
11/02/17		0.33	0.44
-----			
03/31/25	TOTALS:	4.26	-147.41
-----			

ISSUE DATE:	03/31/15	REBATABLE ARBITRAGE:	-147.41
COMP DATE:	03/31/25	NET INCOME:	4.26
BOND YIELD:	3.892281%	TAX INV YIELD:	0.146875%

Waters Edge  
 Community Development District  
 (Pasco County, Florida)  
 \$10,840,000 Capital Improvement Revenue Refunding Bonds,  
 Series 2015 A-1 & 2015 A-2  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.892281%)
03/31/16		-1,650.00	-2,334.31
03/31/17		-1,670.00	-2,273.26
03/31/18		-1,700.00	-2,226.59
03/31/19		-1,730.00	-2,180.20
03/31/20		-1,760.00	-2,134.13
03/31/21		-1,780.00	-2,076.76
03/31/22		-1,830.00	-2,054.36
03/31/23		-1,960.00	-2,117.09
-----			
03/31/25	TOTALS:	-14,080.00	-17,396.69
-----			

ISSUE DATE: 03/31/15    REBATABLE ARBITRAGE: -17,396.69  
 COMP DATE: 03/31/25  
 BOND YIELD: 3.892281%

# **Tab 11**



**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, June 22, 2023, at 3:32 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	<b>Board Supervisor, Chairman (via Phone)</b>
George Anastasopoulos	<b>Board Supervisor, Vice Chairman</b>
Brenda Brown	<b>Board Supervisor, Assistant Secretary</b>
Timothy Haslett	<b>Board Supervisor, Assistant Secretary</b>
Jason Peterson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel, Straley, Robin &amp; Vericker (via Phone)</b>
Frank Nolte	<b>District Engineer, Cardno (via Phone)</b>
Tony Smith	<b>Sitex Aquatics</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no Audience Comments put forward.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Manager**

Mr. Smith presented the Monthly Aquatics report. He stated he was thankful for the rain and that the water levels were coming up. It was reported that Ponds BB1, BB2 and F1 were treated for Algae and shoreline vegetation. G1 or G2 is having issues with algae. Mr. Haslett has a new project due to L10 being extreme. It was discussed that the Littoral Shelf needs help. The Board would like Mr. Smith to monitor.

**B. District Engineer**

Mr. Nolte gave an overview of his report to the Board..

On a motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Finn Outdoor Proposal, in the amount of \$3,200, for the Water's Edge Community Development District.

Mr. Huber is to contact Mr. Rocco Iervasi, from the HOA, in regard to spraying the ponds on either side of the clubhouse.

There was a discussion of the Bridgeton Tree. It was agreed that it was an HOA/CDD responsibility. Mr. Huber is to resend the information to the HOA to cut more of the tree and to give the HOA contact information for High Trim.

It was noted that the little houses on the wall at the end portion of the perimeter wall, as well as Beaufort Court towards the North side. Mr. Nolte is to review this area.

Pond L10 is washed out. Mr. Haslett is to send the photos to Mr. Nolte.

**C. District Counsel**

Mr. Vericker advised that he had no report or updates to give the Board, and that he is currently working on budget documents.

**D. PSA Inspection Reports**

**1. May Done Report**

The Board reviewed the PSA Inspection report. It was noted that the bushes around the purple pipe at the front entrance were reclaimed.

There was a discussion about whether the bushes around the lift station are on the county's land. They are CDD's property. It was reported that

the county put the shrubs in but they are dying. It was asked if there was irrigation for the shrubs. Per Mr. Haslett's photos, there is.

**2. June Report**

The ASI Irrigation Report was presented to the Board. The Board asked ASI to confirm the dripline works and adjust if needed.

The Board directed High Trim to remove the Cherry Vine.

**3. ASI Irrigation Report**

Mr. Anastasopoulos gave an update on the Belle Haven entrance and noted that the irrigation head was broken. Mr. Huber is to check with ASI on this. Mr. Haslett had a picture of the broken sprinkler head located behind 10940 Oyster Bay Cir.

Mr. Haslett noted that the Zone times on the ASI Report are all mixed up, except for Timer B, which is correct.

**E. District Manager**

Mr. Huber reminded the Board of the next regularly scheduled meeting is on July 27, 2023, at 5:00 p.m.

The Arbitrage Rebate Calculation report was presented to the Board.

Mr. Anastasopoulos noted that the agenda cover page on the website had the incorrect date listed.

Mr. Huber presented the April financial statement.

Ms. Geney asked if the CDD will go over budget for reclaimed water. Mr. Huber advised that yes, it could be approximately \$6,000-8,000 over.

**FOURTH ORDER OF BUSINESS**

**Review of Website Provisions**

It was requested that Streetlights be removed from the CDD website. They were established by the CDD but turned over to the County. It was also requested that the "Landowner Election" section be removed, as well as the reference to Potable Water, and to add Wetlands/Preserves. In addition, "Qualified Electors" should be added under Benefits to residents.

It was determined that the "Financial" section of the website had correct information but was disorganized and needed to be edited to flow better. Specifically, the CDD debt service, and the O&M information

Mr. Haslett is to send notes and budget info for the Assessments section. The Board requested that Bond information be posted to the website.

Under the FAQs section, it should be added that the streets, sidewalks, streetlights, and street signs are the responsibility of the HOA. It should state “ponds” instead of “lakes” as lakes are managed by the HOA.

On a motion by Mr. Anastasopoulos, seconded by Ms. Brown, with all in favor, the Board of Supervisors authorized Mr. Haslett and Mr. Huber to work directly with Campus Suites to revise the website, for the Water’s Edge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on May 25, 2023**

Mr. Huber presented the meeting minutes.

On a motion by Mr. Haslett, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the Minutes for the regular meeting held on May 25, 2023, as amended, for the Water’s Edge Community Development District.

**SIXTH ORDER OF BUSINESS**

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

Mr. Huber presented the Operation and Maintenance Expenditures for May 2023. A discussion ensued regarding ITS Pump #1.

On a motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the ITS proposal to Dismantle, Clean, and Reinstall Pump #1, as amended, in the amount of \$34,470.60, with a 1-year warranty, for the Water’s Edge Community Development District.

On a motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for May 2023 (\$83,051.54), for the Water’s Edge Community Development District.



**SEVENTH ORDER OF BUSINESS**

**Audience    Comments    &    Supervisor  
Requests**

Ms. Brown informed the Board that she is moving on August 27<sup>th</sup> and that she will give her notice in advance of her leaving permanently.

Ms. Brown also had a question about the new development and if there would be a connector road. Mr. Huber will follow up on the matter with the District Engineer.

Mr. Anastasopoulos stated that Form1's are due on July 3<sup>rd</sup>.

Mr. Haslett stated the littoral shelf on Pond F1 needs to be cleaned. There was a discussion of trash pickup. The CDD vendors will pick up trash if it is within reach.

Ms. Haslett requested a pond inspection for a blocked easement. He also asked if the Patio Homes Design Review Board has an agreement to not block the easement Mr. Haslett is to find out who handles the approvals for Patio Homes (fences etc.) and report back at the next meeting.

Mr. Haslett informed the Board he purchased magnet signage for his truck and a yellow vest that shows he is affiliated with the Water's Edge CDD while he is doing his pond inspections.

The Board requested an estimate from Sitex Aquatics for Chlorine Tabs.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors adjourned the meeting at 5:51 p.m. for the Water's Edge Community Development District.

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

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

## **Tab 12**

# Waters Edge Community Development District

---

District Office · Tampa, Florida · (813) 933-5771  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa · Florida 33614  
[www.watersedgecdd.org](http://www.watersedgecdd.org)

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$39,113.00**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

# Waters Edge Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ASI Landscape Management	100158	5508	Brazilian Pepper Removal 04/23	\$ 1,437.56
Brenda L Brown	100151	BB052523	Board of Supervisors Meeting 05/25/23	\$ 200.00
George Anastasopoulos	100152	GA052523	Board of Supervisors Meeting 05/25/23	\$ 200.00
GHS Environmental LLC	100159	2023-278	Monthly Meter Readings 05/23	\$ 142.00
Irrigation Technical Services, Inc.	100160	31455	Water Management 05/23	\$ 550.00
Irrigation Technical Services, Inc.	100163	31580	Water Management 06/23	\$ 600.00
Jason Peterson	100153	JP052523	Board of Supervisors Meeting 05/25/23	\$ 200.00
Pasco County Property Appraiser	100157	050223 -345	Non-Ad Valorem Annual Fees 06/23	\$ 150.00
Pasco County Utilities	ACH	18534093	9019 Creedmoor Reclaim Lane 05/23	\$ 6,093.53
Rizzetta & Company, Inc.	100150	INV0000080686	District Management Fees 06/23	\$ 4,306.83
Romaner Graphics	100161	21620	No Fishing/No Trespassing Signs 04/23	\$ 555.00
Sitex Aquatics, LLC	100165	7512	Monthly Lake Maintenance 06/23	\$ 2,335.00
Sitex Aquatics, LLC	100165	7530	Chlorine Tablets 06/23	\$ 1,298.00
Stantec Consulting Services, Inc.	100162	2085892	Engineering Services 05/23	\$ 1,430.00
Straley Robin Vericker	100164	23150	General Legal Services 04/23	\$ 854.00



# Waters Edge Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Teri Lynn Geney	100154	TG052523	Board of Supervisors Meeting 05/25/23	\$ 200.00
Timothy M. Haslett	100155	TH052523	Board of Supervisors Meeting 05/25/23	\$ 200.00
Waters Edge Master HOA, Inc.	100156	050123	Shared Cost Landscape Services 04/23	\$ 9,566.80
Waters Edge Master HOA, Inc.	100156	060123	Shared Cost Landscape Services 05/23	\$ 7,084.00
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378 05/23 ACH	Electric 2189378 05/23	\$ 63.75
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381 05/23 ACH	Electric 2189381 05/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382 05/23 ACH	Electric 2189382 05/23	\$ 43.14
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383 05/23 ACH	Electric 2189383 05/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384 05/23 ACH	Electric 2189384 05/23	<u>\$ 1,523.07</u>
<b>Report Total</b>				<b><u>\$ 39,113.00</u></b>



9702 N Harney Rd  
Thonotosassa, FL 33592

Invoice 5508

Date	PO#
04/27/23	
Sales Rep	Terms
Jeffrey Myers	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4492 - Brazilian Pepper removals				\$1,437.56
Misc Enhancement -				\$1,437.56

Subtotal	\$1,437.56
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,437.56</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,437.56</b>

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
\$1,688.62	\$0.00	\$0.00	\$0.00	\$0.00

**Waters Edge CDD**  
Meeting Date: May 25, 2023

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Teri Geney	<b>X</b>	TG052523
George Anastasopoulos	<b>X</b>	GA052523
Brenda Brown	<b>X</b>	BB052523
Timothy Haslett	<b>X</b>	TH052523
Jason Peterson	<b>X</b>	JP052523

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**



Meeting Start Time:	<b>5:02pm</b>
Meeting End Time:	<b>7:20pm</b>
Total Meeting Time:	<b>2 hrs 18mins</b>

Time Over 3 Hours:	0
--------------------	---

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	0
Additional or Continued Meeting?	0
Total Meeting Time:	0
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	0
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_



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

# Invoice

Date: 6/3/2023  
 Invoice #: 2023-278

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:
6/3/2023	May 2023

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	41.67%	142.00

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





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

# Service Invoice

Invoice#: 31455  
 Date: 06/01/2023  
 Record#: 30043

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

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

**Due Date:** 07/01/2023

**Employee:**

**Order#:**

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

**Notes:**

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

*Thank you for your prompt payment!*

**RECEIVED**  
 06/01/23

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





**Irrigation Technical Services,**

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

# Service Invoice

Invoice#: 31580

Date: 06/15/2023

Record#: 30186

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

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

**Due Date:** 07/15/2023

**Employee:**

**Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Pump Station Bi-Monthly Maintenance	1.0000	600.000000	600.00	N N N

**Notes:**

06/05/23

ITS Pump Technician Blaine Carter was onsite at the Waters Edge irrigation pump station to perform the bi-monthly maintenance for June. All systems operated and components tested for correct function. Maintenance is complete.

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

*Thank you for your prompt payment!*

**RECEIVED**  
06/15/23

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



# Mike Wells

## Property Appraiser

Proudly Serving Pasco County, Florida

Mr. Scott Brizendine  
Rizzetta & Company, Inc.

May 2, 2023

Dear Mr. Brizendine:

Listed below is the Non-Ad Valorem Calendar for Bexley Wesley Chapel, Concord Station, Connerton West, Connerton East, Copperspring, Country Walk, Del Webb Bexley, Hidden Creek North, Lake Padgett Estates ISD, Lakeside, Long Lake Reserve, Meadow Pointe III, Meadow Pointe IV, Mitchell Ranch, Riverwood Estates, Seven Oaks, Summit View, Talavera, The Groves, The Preserve at Wilderness Lake, The Verandahs, **Water's Edge**, Wesbridge, Wiregrass, Wiregrass II, and Deerbrook Development Districts.

### Non-Ad Valorem Calendar

- |   |                    |
|---|--------------------|
| • Annual Fees Due (\$150 each district) *                 | June 1, 2023       |
| • Preliminary Certification and Certificate deadline date | July 21, 2023      |
| • Final Certification and Certificate deadline date       | September 22, 2023 |

**Please note:** All CDD payments must be postmarked by **June 1<sup>st</sup>** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1<sup>st</sup> will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

**\*Note: This notification will serve as your invoice for payment.**

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at [gpavek@pascopa.com](mailto:gpavek@pascopa.com).

Respectfully,

Mike Wells  
Pasco County Property Appraiser  
352-521-4437  
[mwells@pascopa.com](mailto:mwells@pascopa.com)  
MW/gp

**RECEIVED**  
06/05/23

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE: 727-847-8151  
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER  
14236 6TH STREET, SUITE 101  
DADE CITY, FL 33523-3408  
TELEPHONE: 352-521-4433  
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER  
LAND O' LAKES  
TELEPHONE: 813-929-2780  
FAX: 813-929-2784



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: 18534093

Billing Date: 6/13/2023

Billing Period: 4/24/2023 to 5/24/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	4/24/2023	40735	5/24/2023	57204	30	16469

Usage History

Water

May 2023	16469
April 2023	21594
March 2023	16685
February 2023	2456
January 2023	13410
December 2022	15266
November 2022	18495
October 2022	13898
September 2022	9247
August 2022	12927
July 2022	11301
June 2022	17042

Transactions

Previous Bill	7,989.78
Payment 05/30/23	-7,989.78 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	16,469 Thousand Gals X \$0.37 6,093.53
<b>Total Current Transactions</b>	6,093.53
<b>TOTAL BALANCE DUE</b>	<b>\$6,093.53</b>

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 1006710  
 Customer # 01381392

Balance Forward 0.00  
 Current Transactions 6,093.53

<b>Total Balance Due</b>	<b>\$6,093.53</b>
<b>Due Date</b>	<b>6/30/2023</b>

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

**The Total Due will be electronically transferred on 06/30/2023.**

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

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

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

**Invoice**

Date	Invoice #
6/1/2023	INV0000080686

**Bill To:**

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

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

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



20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com

INVOICE # 21620

TO: \_\_\_\_\_  
COMPANY NAME: Waters Edge CDD 3434 Colwell Ave.#200, Tampa, FL 33614  
DATE: 4/19/23

---

No Fishing/No Trespassing signs, installed	_____
3 @ \$185.00 each	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL: \$555.00

RECEIVED  
05/31/23

ROMANER  
GRAPHICS  
Thank You,





**Invoice**

PO Box 917  
Parrish, FL 34219

Date	Invoice #
6/1/2023	7512

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-52 Waterways-June	2,185.00	2,185.00
	Fountain Maintenance	150.00	150.00
<p><b>**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219</b></p>			

**RECEIVED**  
06/01/23

**Balance Due** \$2,335.00



**Invoice**

PO Box 917  
Parrish, FL 34219

Date	Invoice #
6/9/2023	7530

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	4-35lb Chlorine Tablets Buckets	1,298.00	1,298.00
<p><b>**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219</b></p>			
		<b>Balance Due</b>	\$1,298.00



INVOICE

<b>Invoice Number</b>	2085892
<b>Invoice Date</b>	May 30, 2023
<b>Customer Number</b>	182723
<b>Project Number</b>	238200185

**Bill To**

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

**Please Remit To**

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

<b>Stantec Project Manager:</b>	Nolte, Frank
<b>Current Invoice Due:</b>	\$1,430.00
<b>For Period Ending:</b>	May 26, 2023

---

INVOICE

Invoice Number

2085892

Project Number

238200185

---

**Top Task 000A                      Waters Edge - General Consultation**

**Professional Services**

<b>Category/Employee</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nolte, Robert (Frank)	13.00	110.00	1,430.00
	<b>13.00</b>		<b>1,430.00</b>
<b>Professional Services Subtotal</b>	<b>13.00</b>		<b>1,430.00</b>

---

**Top Task 000A Total** **1,430.00**

---

Total Fees & Disbursements \$1,430.00

**INVOICE TOTAL (USD)** **\$1,430.00**

**RECEIVED**  
06/02/23

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-04-19	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	AGENDA ITEM PREPARATION.	
2023-04-27	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING	
2023-05-03	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	6.00	110.00	660.00	SITE REVIEW OF ASPHALT DEPRESSION. CREATING REPORT FOR REPAIR. COORDINATION WITH CONTRACTOR FOR PROPOSAL.	
2023-05-09	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH RESTORATION ECOLOGY DEPARTMENT REGARDING POND F1 PLANT REMOVAL AND TREATMENT REQUIREMENTS	
2023-05-10	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH CONTRACTOR AND CDD FOR ASPHALT PAVING SCHEDULE AND CONSTRUCTION REVIEW	
2023-05-17	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING AGENDA ITEMS, COORDINATION WITH CONTRACTORS FOR POND F1 UPDATE, AND INITIALIZING PAYMENT FOR ASPHALT REPAIRS WITH DISTRICT	
<b>Total Labor:</b>						<b>13.00</b>		<b>\$1,430.00</b>		
<b>Total Project 238200185</b>						<b>13.00</b>		<b>\$1,430.00</b>		



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

WATERS EDGE CDD  
C/O RIZZETTA & COMPANY  
5844 OLD PASCO ROAD  
SUITE 100  
WESLEY CHAPEL, FL 33544

June 05, 2023

Client: 001219

Matter: 000001

Invoice #: 23150

Page: 1

RE: GENERAL

For Professional Services Rendered Through May 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/26/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$152.50
4/27/2023	JMV	REVIEW COMMUNICATION FROM D. KRONICK; TELEPHONE CALL TO DISTRICT MANAGER; REVIEW AGENDA PACKET AND ATTEND CDD BOARD MEETING.	2.3	\$701.50
Total Professional Services			2.8	\$854.00
Total Services			\$854.00	
Total Disbursements			\$0.00	
Total Current Charges				\$854.00
Previous Balance				\$1,157.70
Less Payments				(\$1,157.70)
<b>PAY THIS AMOUNT</b>				<b>\$854.00</b>

**RECEIVED**  
06/05/23

*Please Include Invoice Number on all Correspondence*

# INVOICE

5/1/2023

*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

Quantity	Vendor	Inv #	Inv Date	Description	Amount
1	Ameriscape	5151	4/1/2023	APRIL LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
1	Ameriscape	4863	3/1/2023	ANNUALS	\$ 1,114.80
				PEST CONTROL	\$ 1,368.00
1	PSA	1387	4/12/2023	April 12 INSPECTION	\$ 246.00
4	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum APRIL 7, 14, 21, 28	\$ 120.00
<b>Total:</b>					<b>9,566.80</b>



9702 N Harney Rd  
Thonotosassa, FL 33592

Invoice 5151

Date	PO#
04/01/23	
Sales Rep	Terms
House Account	Net 30

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

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

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

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

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

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



9702 N Harney Rd  
Thonotosassa, FL 33592


Invoice 4863

Date	PO#
03/01/23	
Sales Rep	Terms
House Account	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4055 - Quarterly Flower Rotation March 2023				\$2,787.00
#4381 - Landscape Management - Agronomy Program [Only] March 2023 (PEST)				\$3,420.00

APPROVED 

ASSOC WAED

G/L # 8210-007

BK ACCT

OPER RESV

AMT 6207.00

Subtotal	\$6,207.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$6,207.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$6,207.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$40,676.74	\$0.00	\$0.36	\$0.00	\$0.00

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

# PSA HORTICULTURAL

## INVOICE

### BILL TO

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

INVOICE # 1387  
DATE 04/12/2023  
DUE DATE 05/12/2023  
TERMS Net 30


DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/12/2023	<b>Water's Edge Landscape Inspection</b>	April 2023 Landscape Inspection	1	615.00	615.00

We truly appreciate your business!

BALANCE DUE

**\$615.00**

PSA Services:  
Specification Development  
Landscape Inspections  
Special Project Consulting

APPROVED	
ASSOC	WAET
G/L #	8070-000
BK ACCT	
OPER	RESV
AMT	615.00



# INVOICE

6/1/2023

*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

Quantity	Vendor	Inv #	Inv Date	Description	Amount
1	Ameriscape	5426	5/1/2023	MAY LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
	Ameriscape				\$ -
					\$ -
1	PSA	1393	5/4/2023	MAY 4 INSPECTION	\$ 246.00
4	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum MAY 5, 12, 19, 26	\$ 120.00
<b>Total:</b>					<b>7,084.00</b>

**RECEIVED**  
06/01/23



**ASI** LANDSCAPE  
MANAGEMENT

9702 N Harney Rd  
Thonotosassa, FL 33592

Invoice 5426

Date	PO#
05/01/23	
Sales Rep	Terms
House Account	Net 30

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

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

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

APPROVED	
ASSOC	WAED
GL #	8210-001
BK ACCT	
OPER	RESV
AMT	16,795.00

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$53,194.32	\$6,207.00	\$0.00	\$0.00	\$0.00

COPY

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

# PSA HORTICULTURAL

## INVOICE

**BILL TO**

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

**INVOICE #** 1393  
**DATE** 05/04/2023  
**DUE DATE** 06/03/2023  
**TERMS** Net 30


DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/04/2023	<b>Water's Edge Landscape Inspection</b>	May 2023 Landscape Inspection	1	615.00	615.00

We truly appreciate your business!

BALANCE DUE

**\$615.00**

PSA Services:  
Specification Development  
Landscape Inspections  
Special Project Consulting

APPROVED	
ASSOC	W A E D
G/L #	8020-000
BK ACCT	
OPER	RESV
AMT	615.00



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

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

Bill Date **05/24/2023**  
Amount Due **63.75**  
Current Charges Due **06/16/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/21	78001	05/19	78271				270

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2023	28	10
Apr 2023	30	10
May 2022	28	10

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

Previous Balance 66.64  
Payment 66.64CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 270 KWH @ 0.05017 13.55  
Fuel Adjustment 270 KWH @ 0.03500 9.45  
FL Gross Receipts Tax 1.59

Total Current Charges 63.75  
Total Due **E.F.T.** 63.75



2 0 0 9 6 1 6 7

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

**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/09/2023.



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: 05/24/2023**

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	<b>06/09/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>63.75</b>
<b>DO NOT PAY</b>	

000218937800000637500000637508



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 **05/24/2023**  
Amount Due **40.16**  
Current Charges Due **06/16/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/21	11571	05/19	11571				0

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2023	28	0
Apr 2023	30	0
May 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.

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



2 0 0 9 6 1 6 7

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

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/09/2023.



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: 05/24/2023**

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	<b>06/09/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>40.16</b>
<b>DO NOT PAY</b>	

000218938100000401600000401605





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

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

Bill Date **05/24/2023**  
Amount Due **43.14**  
Current Charges Due **06/16/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/21	11235	05/19	11269				34

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2023	28	1
Apr 2023	30	1
May 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.

Previous Balance 43.40  
Payment 43.40CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 34 KWH @ 0.05017 1.71  
Fuel Adjustment 34 KWH @ 0.03500 1.19  
FL Gross Receipts Tax 1.08

Total Current Charges 43.14  
Total Due E.F.T. 43.14



2 0 0 9 6 1 6 7

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

**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/09/2023.



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: 05/24/2023

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	<b>06/09/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>43.14</b>
<b>DO NOT PAY</b>	

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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 **05/24/2023**  
Amount Due **40.16**  
Current Charges Due **06/16/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/21	25045	05/19	25045				0

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2023	28	0
Apr 2023	30	0
May 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.

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



2 0 0 9 6 1 6 7

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

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See Reverse Side For Mailing Instructions

Bill Date: 05/24/2023

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	06/09/2023
<b>TOTAL CHARGES DUE</b>	<b>40.16</b>
<b>DO NOT PAY</b>	

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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 **05/24/2023**  
Amount Due **1,523.07**  
Current Charges Due **06/16/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
04/21	3733	05/19	18029		88.69	89	14296	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2023	28	511
Apr 2023	30	603
May 2022	28	501

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.

Previous Balance 1,766.47  
Payment 1,766.47CR  
Balance Forward 0.00



Customer Charge 44.16  
Demand Charge 89 KW @ 6.15000 547.35  
Energy Charge 14,296 KWH @ 0.02750 393.14  
Fuel Adjustment 14,296 KWH @ 0.03500 500.36  
FL Gross Receipts Tax 38.06

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

Total Current Charges 1,523.07  
Total Due E.F.T. 1,523.07

**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/09/2023.



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: 05/24/2023

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	<b>06/09/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>1,523.07</b>
<b>DO NOT PAY</b>	

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