



Rizzetta & Company

Waters Edge Community Development District

Board of Supervisor's Meeting February 22, 2024

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

www.watersedgecdd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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

www.watersedgecdd.org

Board of Supervisors	Teri Geney	Chairman
	George Anastasopoulos	Vice Chairman
	Gabriel Papadopoulos	Assistant Secretary
	Timothy Haslett	Assistant Secretary
	Jason Peterson	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Frank Nolte	Stantec

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

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

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

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

WATER’S EDGE COMMUNITY DEVELOPMENT DISTRICT

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

**Board of Supervisors
Water’s Edge Community
Development District**

2/20/2024

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Water’s Edge Community Development District will be held on **Thursday, February 22, 2024 at 3:30 p.m. at the Water’s Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatics Manager
 1. Presentation of Monthly Aquatics Report..... Tab 1
 - B. District Engineer Report..... Tab 2
 - C. District Counsel
 - D. PSA Inspection Reports
 1. February Report Tab 3
 2. ASI Irrigation Inspection Report..... Tab 4
 - E. District Manager
 1. Presentation of Monthly Financial Report..... Tab 5
- 4. BUSINESS ITEMS**
 - A. Consideration of Mulch Proposals USC
 - B. Consideration of Wall EIFs Repair Proposals Tab 6
 - C. Consideration of Wall Cleaning/Painting Proposals Tab 7
 - D. Discussion of Required Ethics Training (independent or as Advertised meeting)
 - E. Discussion of Tree Removal Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on January 31, 2024 Tab 9
 - B. Consideration of Operation and Maintenance Expenditures For January 2024 Tab 10
- 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

FEBRUARY, 2024



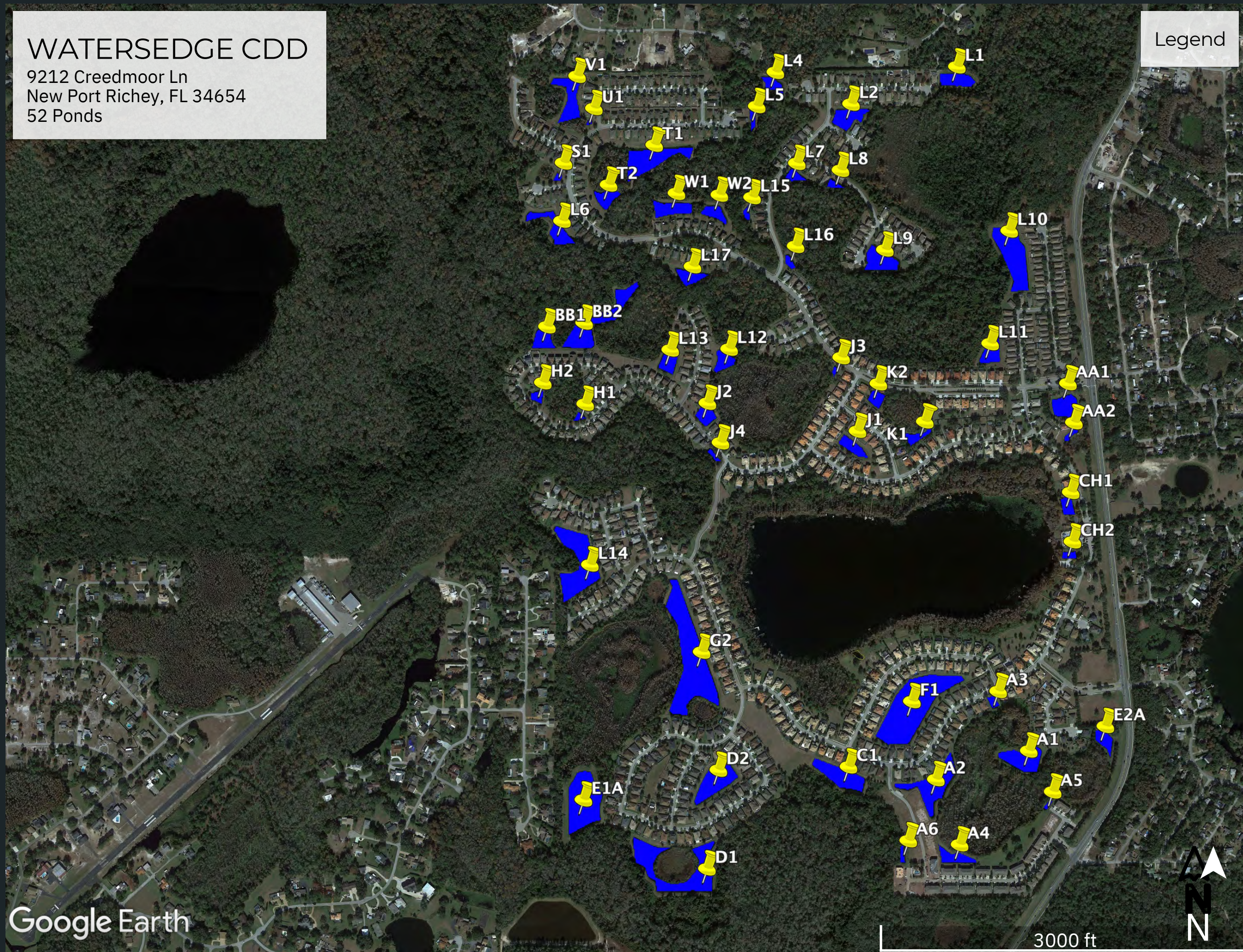
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft



Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

The cool air is definitely here and cooling the water temperature as well. This typically reduces algae blooms and submerged growth. During these cool weeks when a warm day or two happen we will see minor algae blooms as a result. Ponds are in great shape and ready to transition to spring.



Pond #T2 Treated for Shoreline Vegetation.



Pond #L6 Treated for Shoreline Vegetation.



Pond #J2 Treated for Shoreline Vegetation.



Pond #C1 Treated for Spike rush and Shoreline Vegetation.



Pond #AA1 Treated for Algae and Shoreline Vegetation.



Pond #L8 Treated for Shoreline Vegetation.



Pond #J2 Treated for Algae and
Shoreline Vegetation.



Pond #D2 Treated for Shoreline
Vegetation.



Pond #G2 Treated for Algae and
Shoreline Vegetation.



Pond #L10 Treated for Algae and
Shoreline Vegetation.



Pond #H1 Treated for Shoreline
Vegetation.



Pond #BB2 Treated for Shoreline
Vegetation.



Pond #A3 Treated for Algae and Shoreline Vegetation.



Pond #L9 Treated for Spike rush and Shoreline Vegetation.



Pond #L4 Treated for Algae and Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for shoreline vegetation.

CH1: Was treated for shoreline vegetation.

CH2: Was treated for shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for shoreline vegetation.

A5: Was treated for Algae and shoreline vegetation.

A6: Was treated for shoreline vegetation.

E2A: Was treated for shoreline vegetation.

F1: Was treated for shoreline vegetation.

C1: Was treated for Spike rush and shoreline vegetation.

D1: Was treated for shoreline vegetation.

D2: Was treated for shoreline vegetation.

E1A: Was treated for shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

L1: Was treated for shoreline vegetation.

L2: Was treated for shoreline vegetation.

L4: Was treated for Algae and shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for shoreline vegetation.

L7: Was treated for shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for Spike rush and shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

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

H2: Was treated for Algae and shoreline vegetation.

BB1: Was treated for shoreline vegetation.

BB2: Was treated for shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated for shoreline vegetation.

T2: Was treated for shoreline vegetation.

U1: Was treated for shoreline vegetation.

V1: Was treated for shoreline vegetation.

W1: Was treated for Algae and shoreline vegetation.

W2: Was treated for shoreline vegetation.

Tab 2

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

- Stantec recommends restoring the eroded embankment back to its original condition, clearing overgrown vegetation at the outfall, and installing rip rap to prevent future blockages.
- Proposals will be presented at March meeting.

Pond L5 Erosion Review

- Stantec reviewed reported erosion at 18" outfall at Pond L5.
- Proposals will be presented at March meeting.

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

- SWFWMD Permit is due for renewal before 9/30/2024.
- Stantec staff performed inspection on February 6th.
- Report of findings and recommended maintenance items are attached.
- Proposals will be presented at March meeting.

Waters Edge Perimeter Wall Painting and Repairs

- Stantec held pre-bid meeting on February 6th. 3 potential contractors attended and walked the site to review existing conditions.
- See attached proposals received to date.



MEMORANDUM

To: Matthew Huber, Water's Edge District Manager

From: Frank Nolte, Stantec, District Engineer

Project: Waters Edge Phase 1, 5 and 6

SWFWMD Permit No. 26810.000

Date: February 14, 2024

On February 6, 2024, Stantec staff visited the Waters Edge Community to review the Stormwater Management System in general conformance with SWFWMD Permit No. 26810.000, Stantec reviewed all pond banks, visible drainage structures and conveyance ways. Below are photos and descriptions of the requested maintenance noted during the inspection.

Pond L10

Maintenance Required: Overgrown vegetation and silt build up was noted at the 24" FES outfall (L10).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES (L10) 10' in every direction to create a positive discharge to the downstream wetland.





Wetland K

Maintenance Required: Excessive sediment was observed at Control Structure (OCS-K).

Recommended Repair: Remove 12" of sediment within 6' of control structure. Install rip rap 6' in every direction around the structure to prevent future sediment collecting at lower orifice.

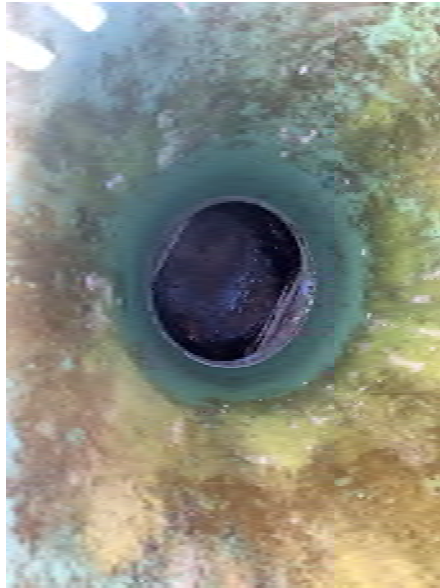




Pond K Yard Drain Repair and Exploration

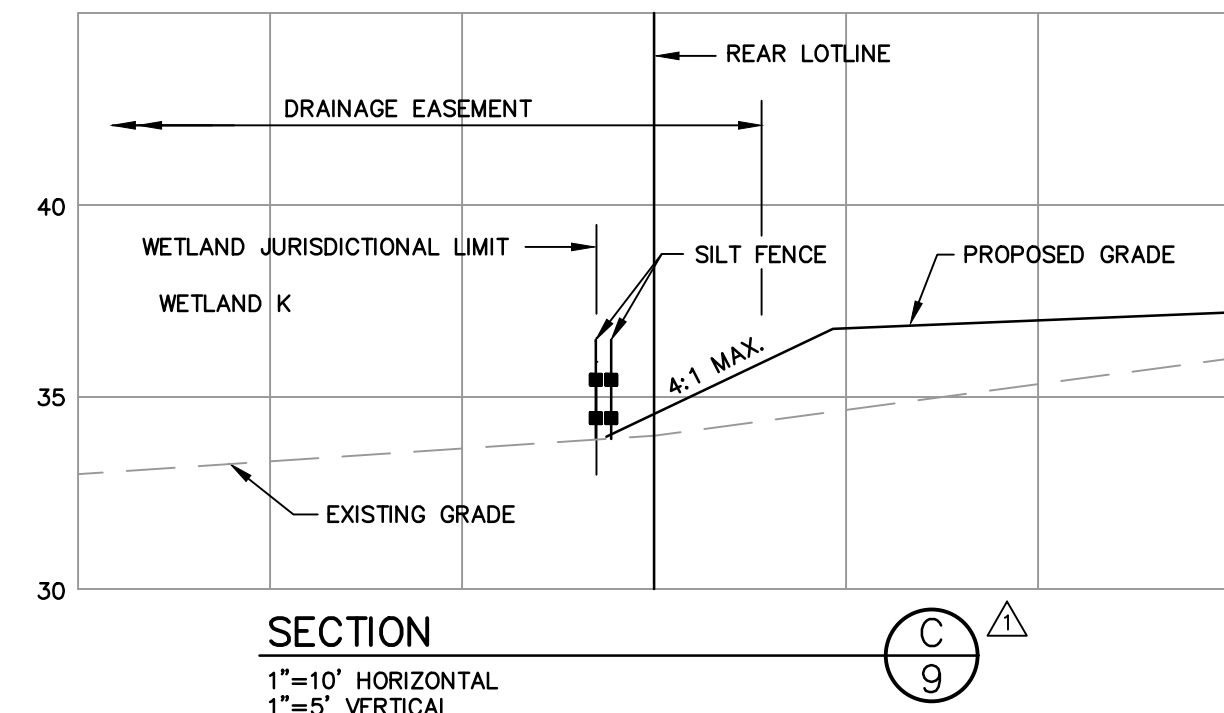
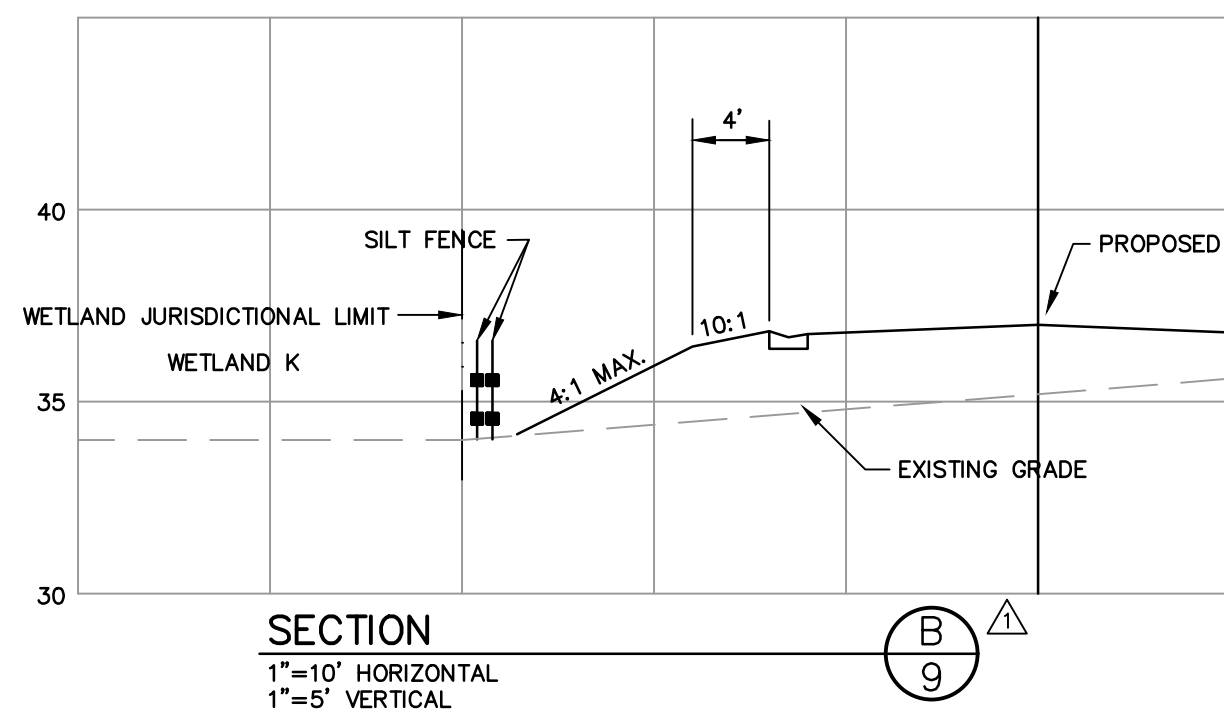
Maintenance Required: 12" PVC yard drain grate (9-12B) and vertical pipe are broken.
Unable to locate 12" FES outfall (9-12A)

Recommended Repair: Remove and Replace vertical pipe and drain grate (9-12B)
Locate and expose 12" FES (9-12A).install rip rap sump at outfall 4' around structure to prevent future sediment intrusion into pipe.





5	ADDED RECORD DRAINAGE DATA		JOB NO.	506-60
05	ADDED REAR LOT CORNER SPOT ELEVATION TO LOT 62		EPN	84
004	REVISED CUL-DE-SAC FOR FIRE LANE PAVEMENT		F.B. & P.S.	SHT. 8
04	ADDED REAR LOT BUMP SWALE TO LOT 62. REVISED SECTION "A".			
004	ADDED SECTIONS "A" AND "B", YARD DRAINS, AND SPECIAL NOTE 1		DATE	02/04
	REVISIONS	APPROD	OF	27



OCS-K	
INLET TYPE	D
GRATE ELEV.	35.65 35.71
WEIR WIDTH*	24-IN. WEIR * ✓
WEIR/ORIFICE ELEV.	32.65 32.73
WATER QUALITY ORIFICE	2.8-IN. / - CIRCULAR
WATER QUALITY ORIFICE ELEV.	31.49 31.84
PIPE INVERT	31.40 31.46

* CONTRACTOR TO BLOCK WITH BRICK AND MORTAR THE NOTED WEIR/ORIFICE. BRICK AND MORTAR TO BE REMOVED CONCURRENT TO PHASE 2, 3, AND 4 CONSTRUCTION.

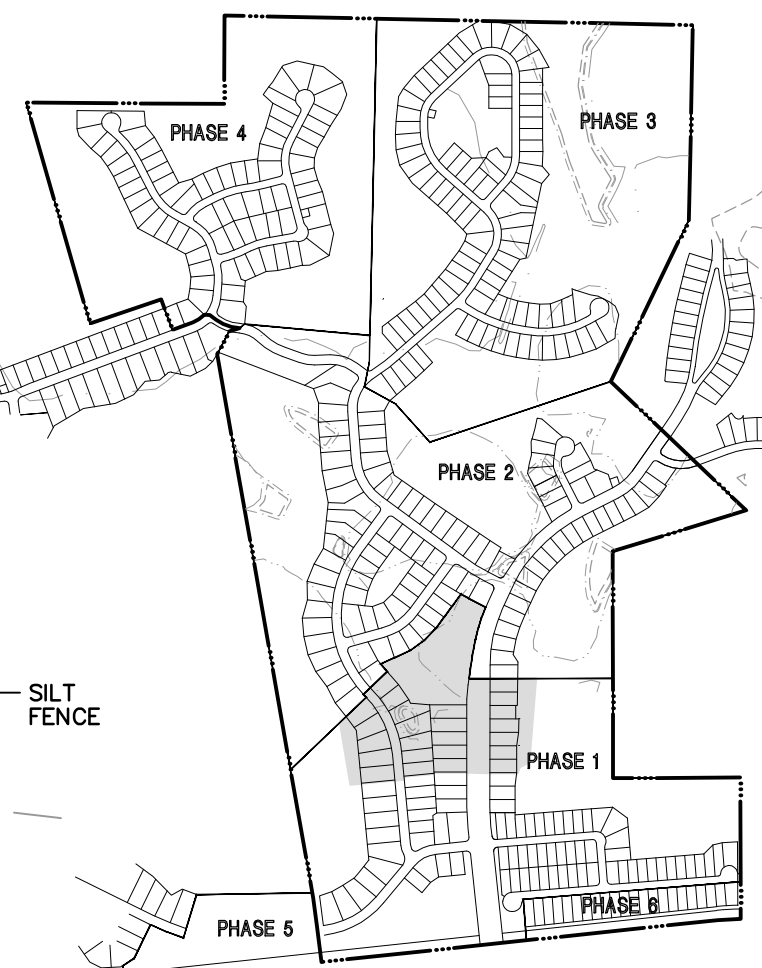
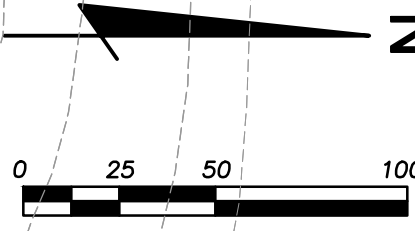
PHASE 2

WETLAND K
OCS-K

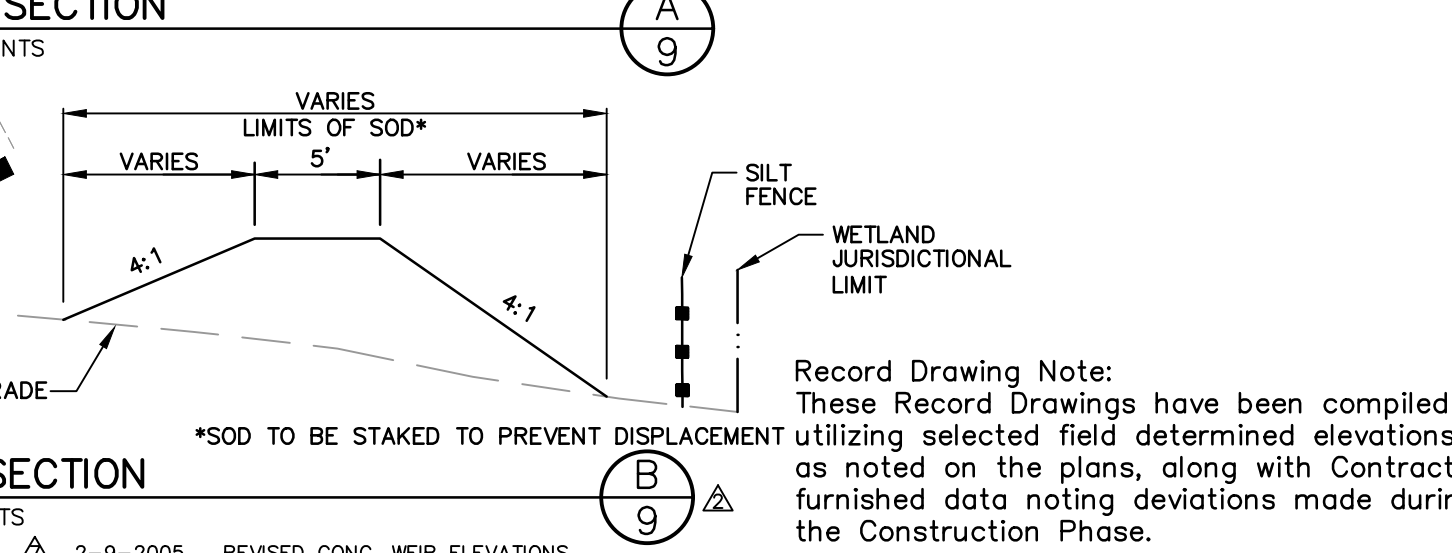
PHASE 2

LEGEND

- Overland Flow Direction
- Concentrated Flow Direction
- Hard Surface Drainage Flow Direction
- Lot Grading Type & Min. Finish Floor Elev.
- Proposed Grading Pad Contour
- Proposed Storm Structure Number
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Storm Structure & Pipe
- Existing Tree to be Removed
- Existing Tree to Remain
- Proposed Silt Fence
- Additional Wetland Buffer
- Buffer Encroachment
- Limits of Temporary Wetland Impact
- Outfall Rip Rap
- Lot with Bump Swale (See Sheet 19 for "Typical Bump Swale Detail")
- Lot with Bump Swale and Weir Overflow Structure (See Sheet 19 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")



SHEET LOCATION MAP



SECTION NTS		NO. DATE		REVISIONS		APPRO. BY		DATE		OF	
2-9-2005		REVISED CONC. WEIR ELEVATIONS									
1-14-2005		ADDED REAR YARD SPOT ELEVATIONS TO LOTS 22 AND 42									
7-20-2004		REVISED PAVEMENT GEOMETRY TO SAVE TREES									
7-8-2004		REVISED PAD SIZES ON LOTS 15-19									
6-8-2004		ADDED SECTIONS "D/9" AND "E/9"									
6-4-2004		ADDED REAR YARD BUMP SWALE TO LOT 49. ADDED SECTION "B"									
5-5-2004		ADDED SECTION "A/8", "B/9", "C/9", AND TEMPORARY WETLAND IMPACTS.									
		REMOVED PREVIOUSLY PROPOSED PERMANENT IMPACT INFORMATION FROM									
		WETLAND "K". ADDED DOUBLE ROW SILT FENCE ADJACENT TO WETLAND "K".									
		ADDED 12" PVC PIPE AND YARD DRAINS.									

WEST MOON LAKE

WETLAND JURISDICTIONAL LIMIT

WETLAND F
CATEGORY 1
78.44 AC

DHW(25) = 34.12 (PHASE 1)
DHW(100) = 34.23 (PHASE 1)



FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
3030 STARKES BOULEVARD, NEWPORT RICHEY, FLORIDA 34688
PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO. 7421

PREPARED FOR:

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

SHEET DESCRIPTION:

WATERS EDGE MPUD ONE
PHASES 1, 5 AND 6
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN

11-17-2005 ADDED RECORD DRAINAGE DATA

BELLE HAVEN DRIVE PROFILE
SEE SHEET 15

MANISTIQUE WAY PROFILE
SEE SHEET 17

MATCHLINE SEE SHEET 7

EXISTING GRADE

VARIES

VARIES

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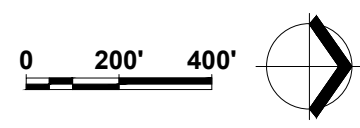
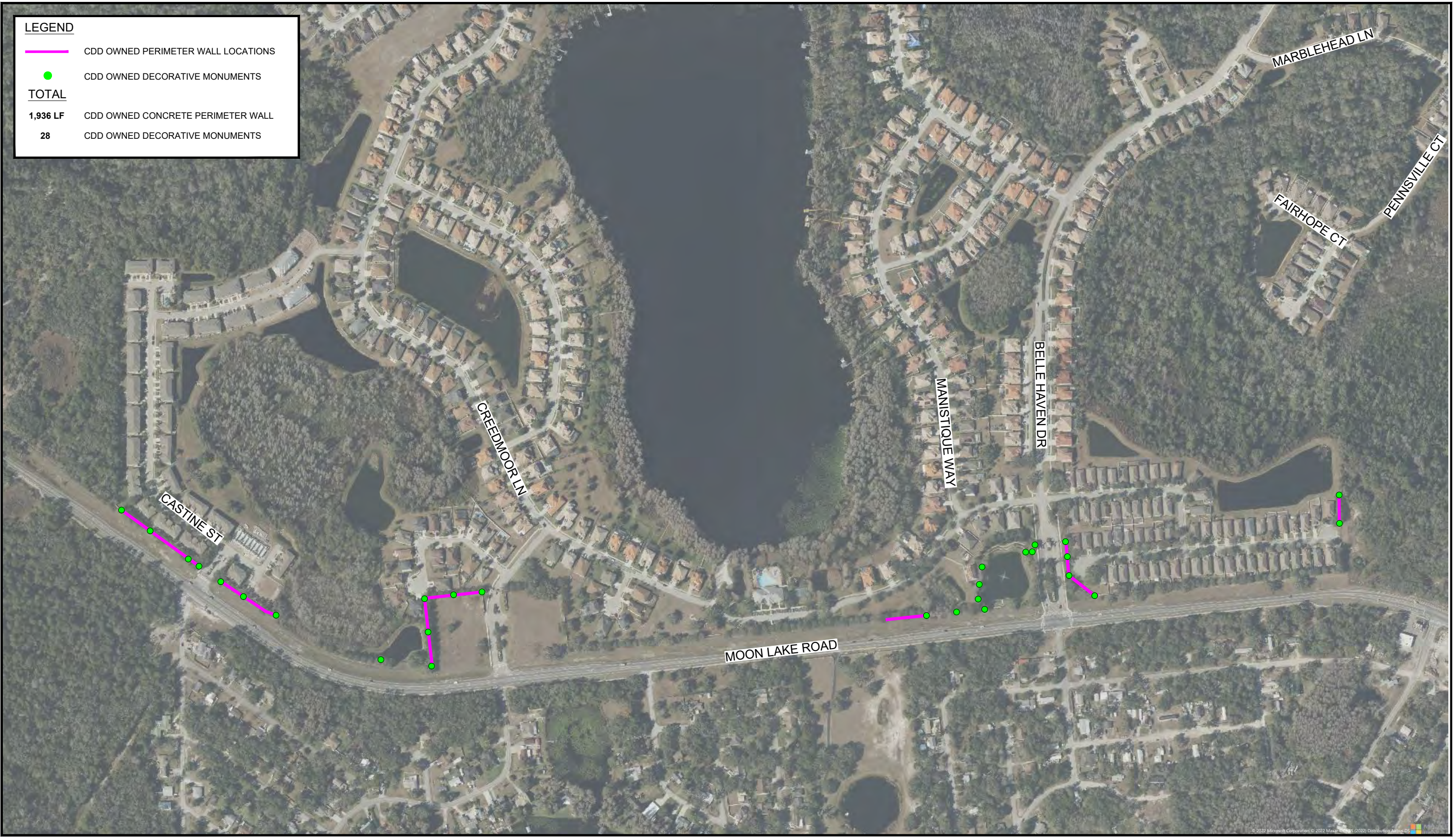
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Contractor	Contact	Proposal Amount	Notes
Island Painting & Restoration	Luis Santiago	\$86,445	Clean, Prep, Seal and Paint Perimeter Walls
		\$35,000	Monument Repairs (Stonework, Hardie Board, Aluminum Inserts w/ Glass)
		Total Base Bid	\$121,445
		\$2,585	Alternate Bid Item Clean, Prep, Seal and Paint Entry Sign and Low Wall
Harrison Contracting	Andrew Fuller	\$85,000	Clean, Prep, Seal and Paint Perimeter Walls
		\$45,000	Monument Repairs (Stonework, Hardie Board, Aluminum Inserts w/ Glass)
		Total Base Bid	\$130,000
Specialized Services Group	Jaime Lefebvre	\$84,415	Clean, Prep, Seal and Paint Perimeter Walls
		\$24,073	Monument Repairs (Stonework, Hardie Board, Aluminum Inserts w/ Glass)
		Total Base Bid	\$108,488
		\$12,300	Alternate Bid Item Patch 200 LF of EIFS wall caps
		\$215,600	Alternate Bid Item Replacing EIFS wall cap
		\$3,298	Alternate Bid Item Entry Sign and Low Wall EIFS Repairs, Prep, Prime Paint



CDD PERIMETER WALL AND MONUMENT LOCATIONS
WATERS EDGE
NEW PORT RICHEY, FLORIDA

Tab 3

PSA --- HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	February 1, 2024
Client:	Water's Edge
HOA/CDD:	Jason Peterson, Mary Ellen Leone
Manager:	Rocco Iervasi
Ameriscape:	James Wade
PSA:	Tom Picciano

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

These items must be completed February 19, 2024. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on February 20, 2024. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

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

Backside of basketball court-remove leaf drop.

Perimeter of basketball court-stop soft edging and allow grass to grow closer to the fence line. *Photo below.*



2 TURF COLOR

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

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

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

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

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

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

The color of the clubhouse Bahia lawn along northern section of Moon Lake Road fence ranged from a pale green to a mottled medium green.

Moon Lake Road- turf color ranged from a pale green to a mottled medium green.

February



February



January



January



December



December



November



November



3 TURF DENSITY

Veterans park-repair rutted turf. *Photo below.*



Moon Lake Road-the density ranged from poor to fair. Turf is made up of various grass types and weed growth. Turf is in dormant period.

Clubhouse front left side-density was strong.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence ranged from poor to fair. Turf is in dormant period.

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

Common area Bahia grass-the turf density ranged from fair to good. Turf is in dormant period.

Veteran's Park-most of the Bahia lawn density was fair. Turf is in dormant period.

Slidell-the density was strong.

Belle Haven-the density ranged from fair to good.

Clubhouse basketball court area-the density was strong.

3 TURF WEED CONTROL

Clubhouse left front corner by large oak-spot treat broadleaf weeds.

Clubhouse behind left side pond-spot treat broadleaf weeds.

Belle Haven exit side outside of gate and inside of entry gate-spot treat broadleaf weeds.

The crabgrass will die off in cooler temperatures and then its germination should be controlled with pre-emergent herbicide applications when the soil and air temperature are appropriate. This will be done in late winter early spring.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf is being mowed at the proper height with sharp blades. There was more loss of color over the past month in the St. Augustine turf. It was a mottled medium green. Its density was generally strong. The Bahia and common Bermuda turf are now dormant, and their color and density have diminished. All turf growth has slowed considerably. Broadleaf weed control was good, and weeds can now be spot treated. Pre-emergent herbicide will be applied in the early spring to control grassy weeds. There were no signs of insect activity in the turf, but patch disease was present and will need to be controlled. The general rule of thumb is to apply pre-emergent herbicides in mid-February for Central Florida. Apply the pre-emergent herbicide before temperatures consistently rise above 65 to 70°F to avoid harming the turf. *From IFAS.*

Clubhouse left front corner by large oak-treat patch disease. *Photo below.*



Belhaven entry inside of gate-tree patch disease along the sidewalk.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

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

Belle Haven entry at pedestrian gate-remove dead azaleas.

Belle Haven entry center median-remove dead lorapetalum. *Photo below.*



Slidell-remove dead plants by exit gate.

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

December

January



February



3 BED WEED CONTROL

Belle Haven entry at Moon Lake-remove bed weeds.

Bed and crack weeds continue to be well managed.

2 IRRIGATION MANAGEMENT

Belle Haven median even number side at western end cap-repair irrigation break.

Belle Haven entry gate along sidewalk repair irrigation break.

Belle Haven entry center median at Moon Lake end cap-repair drip line break in flower bed. *Photo below.*



Belle Haven entry center median-repair irrigation break on exit side. *Photo below.*



The landscape appears to be receiving sufficient irrigation, except for the petunias at the Belle Haven/ Moon Lake endcap. This area is receiving excessive irrigation.

3 SHRUB PRUNING

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

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

Slidell median-juniper are over pruned. All vegetation was removed. *Photo below.*



3 TREE PRUNING

Slidell entry gate-elevate tree behind gate up to contractual height.

Clubhouse parking lot-prune magnolia away from light pole 43773010.

Slidell exit drive-remove dead broken oak tree limb hanging from the tree.

3 CLEANUP/RUBBISH REMOVAL

There was not an excessive amount of vegetation or litter that needed to be removed.

3 APPEARANCE OF SEASONAL COLOR

The seasonal color display is providing a colorful display at Slidell. The display at Belle Haven was mostly vegetative growth with little flowering. Monitor irrigation, as petunias are very susceptible to rotting out from over-watering. The beds were weed free. Most of the plants were healthy. *Photo below.*

February



February



January

January



(0) CARRIED FORWARD FROM PRIOR MONTH

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

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

FOR MANAGER

None

PROPOSALS

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

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

SUMMARY

ASI performed to contractual standards for this inspection. The turf was neatly mowed and trimmed. There was a continued loss of color in the St. Augustine, common Bermudagrass and Bahia turf. The density of most of the St. Augustine turf remains strong. The other varieties of turf are in their dormant period and their growth has slowed considerably. The broadleaf weeds are being well managed and there were signs of dieback from herbicide applications. Pre-emergent herbicide will be applied to the St. Augustine turf in early spring. This will help to prevent grassy weed growth. There were no indications of insect activity in the turf, but several areas were showing a patch disease presence. The health of the shrubs was good except for those noted in the report. The health of other plants will be reviewed in the spring to see if they need to be replaced. The shrub pruning is on schedule. Some tree pruning is necessary. Bed and crack weed management was very good. The irrigation system was operating on schedule, but a few breaks needed to be repaired. Monitor the amount of irrigation the petunias receive. The seasonal flower display was very colorful in some locations and other sections showed vegetative growth with little flowering. **ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.**

Signature _____

Print Name _____

Company _____

Date _____

Tab 4



Job Name: Waters Edge

Updated 10/25/18

Controller Name: A = main entrance

IRRIGATION INSPECTION REPORT

Date: 02-13-24

Page #: 3 of 3

Technician Name: Tyson

Property Manager:

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

DO WE HAVE A ZONE MAP?	
YES	
NO	

Zone Number	33	34	35	36	37	38	39	40	41	42	43	44	45			
Spray, Rotor, MP, Drip, or Bubbler	S	D		R	D	D			D		D		D			
Annuals, Shrub, Turf																
Run Time [Program: <u>A</u>]																
Run Time [Program: <u>B</u>]				45												
Run Time [Program: <u>C</u>]																
Battery Pack/Doubler/Add-a-Zone	D								1:00							
Zone Faults or Alarms	E	15	20													
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																
Additional Comments:																

Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 2/13/24Page #: 2 of 3Technician Name: Jose

Property Manager:

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

Controller Make & Model:

Controller Status: WORKING

POC info: Potable Water Reclaim Water Well Water Lake Water

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	5	5	R	5	DR	R	R		0	5	5			DR	DR	DR
Annuals, Shrub, Turf	T	T	T	T	T	T	T		5	T	T			SA	SA	SA
Run Time [Program: A I B]			35		35	35	35									
Run Time [Program: C I D]	20	20		20					25	20	20			25	25	25
Run Time [Program: I 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

Drip Line Break

Lateral Line Break

Relocation/Add Head

Head Raised/Lowered-Turf

Head Raised/Lowered-Shrub

Damaged Valve Box

Valve - Inoperative/Sticking

Other-See Comments

Additional Comments:



Job Name:

Waters Edge

Updated 10/25/18

Controller Name:

B = Club House

IRRIGATION INSPECTION REPORT

Date:

2/13/24

Page #:

1 of 3

Technician Name:

Jose

Property Manager:

	Start Times:	Run Days:	Seasonal Adjust:
Program A	3 AM	M T W T F S S	100 %
Program B	7 PM	M T W T F S S	100 %
Program C	7 PM	M T W T F S S	100 %
Program D	7 PM	M T W T F S S	100 %

Controller Make & Model: Hunter Acc 2 0 2 wire

Controller Status: WORKING NOT WORKING

POC info: Potable Water Reclaim Water Well Water Lake Water

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Weather Sensor Present:

YES NO

Weather Sensor Operational:

Working Not Working

DO WE HAVE A
ZONE MAP?

YES

NO

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	D	D	R	S	D	S	S	D	DMS	R	D	S	R	R	D
Annuals, Shrub, Turf	T	S	S	T	T	S	T	S	S	T	S	T	T	T	T	S
Run Time [Program: A B]	35			35				15			35			35	35	
Run Time [Program: C D]		25	25		20	25	20	50	50		20	20				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																
Head Adjusted											(1)					
Billable Repairs or Upgrades: Circled items have been completed																
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray								(1)								
Nozzle - MP rotator - MS										(1)						
Drip Line Break											(1)					
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments:



Job Name: Waters edge Updated 10/25/18

Controller Name: D (park)

IRRIGATION INSPECTION REPORT

Date: 2/13/24 Page #: 1 of 1

Technician Name: Good

Property Manager: J.W.

Program A	Start Times: <u>700pm</u>	Run Days: <u>M T W T F S S</u>	Seasonal Adjust: <u>100</u> %	Weather Sensor Present: <u>YES</u> NO Weather Sensor Operational: <u>Working</u> Not Working
Program B		<u>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>	%	
Controller Make & Model: <u>RS ESP me 3</u>				DO WE HAVE A ZONE MAP? <u>YES</u> NO
Controller Status: <u>WORKING</u>				
POC info: <u>Potable Water</u> <u>Reclaim Water</u> <u>Well Water</u> <u>Lake Water</u>				
Pump Status & Type: <u>PRESSURIZED</u> <u>PUMP START</u> <u>CENTRIFUGAL</u> <u>SUBMERSIBLE</u>				

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13			
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>S</u>	<u>R/A</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>S</u>			
Annuals, Shrub, Turf	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>			
Run Time [Program: <u>A-1</u>]	<u>20</u>	<u>20</u>	<u>15</u>	<u>38</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>20</u>	<u>35</u>	<u>35</u>	<u>20</u>			
Run Time [Program: <u>1</u>]																
Run Time [Program: <u>1</u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles		<u>①</u>														
Head Straightened			<u>①</u>													
Head Adjusted	<u>①</u>		<u>①</u>				<u>①</u>				<u>①</u>					
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor				<u>①</u>												
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break									<u>①</u>							
Relocation/Add Head																
Head Raised/Lowered-Turf												<u>①</u>				
Head Raised/Lowered-Shrub												<u>①</u>				
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments: large lateral at valve
main line

Tab 5



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

January 31, 2024

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District
Balance Sheet
As of 01/31/2024
(In Whole Numbers)

	General Fund	Reclaimed Water Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	330,122	57,359	1,759	0	389,240	0	0
Investments	27,078	34,948	477,313	1,156,217	1,695,556	0	0
Accounts Receivable	30,070	0	0	40,543	70,613	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	26,683	0	1,575	0	28,258	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	1,196,760
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,383,240
Total Assets	417,918	92,307	480,647	1,196,760	2,187,632	6,633,196	7,580,000
Liabilities							
Accounts Payable	13,521	0	17,859	0	31,380	0	0
Accrued Expenses	3,005	4,000	0	0	7,005	0	0
Due To Other	1,575	26,683	0	0	28,258	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
Total Liabilities	18,101	30,683	17,859	0	66,644	0	7,580,000
Fund Equity & Other Credits							
Beginning Fund Balance	234,471	22,670	347,788	578,762	1,183,691	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	165,346	38,954	115,000	617,998	937,297	0	0
Total Fund Equity & Other Credits	399,817	61,624	462,788	1,196,760	2,120,988	6,633,196	0
Total Liabilities & Fund Equity	417,918	92,307	480,647	1,196,760	2,187,632	6,633,196	7,580,000

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	146	(146)
Special Assessments				
Tax Roll	410,827	410,827	412,659	(1,832)
Total Revenues	410,827	410,827	412,805	(1,978)
Expenditures				
Legislative				
Supervisor Fees	13,000	4,333	4,000	333
Total Legislative	13,000	4,333	4,000	333
Financial & Administrative				
Accounting Services	13,764	4,588	4,760	(172)
Administrative Services	5,161	1,720	1,720	0
Arbitrage Rebate Calculation	450	0	0	0
Assessment Roll	5,728	5,728	5,728	0
Auditing Services	3,250	0	0	0
Disclosure Report	1,500	1,500	0	1,500
District Engineer	18,000	6,000	4,886	1,114
District Management	24,929	8,310	8,309	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,728	1,909	1,909	0
Legal Advertising	500	167	165	2
Miscellaneous Mailings	3,000	1,000	250	750
Public Officials Liability Insurance	3,391	3,391	3,144	247
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	3,775	3,775	1,886	1,889
Website Hosting, Maintenance, Backup & E	4,000	1,333	3,415	(2,081)
Total Financial & Administrative	93,501	39,597	36,348	3,248
Legal Counsel				
District Counsel	13,000	4,333	10,942	(6,608)
Total Legal Counsel	13,000	4,333	10,942	(6,608)
Electric Utility Services				
Utility Services	27,250	9,083	6,685	2,398
Total Electric Utility Services	27,250	9,083	6,685	2,398
Stormwater Control				
Aquatic Maintenance	26,220	8,740	8,740	0
Aquatic Plant Replacement	2,500	833	0	834

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fountain Service Repair & Maintenance	3,500	1,167	0	1,166
Lake/Pond Bank Maintenance & Repair	8,000	2,667	0	2,667
Mitigation Area Monitoring & Maintenance	500	166	0	167
Stormwater System Maintenance	7,500	2,500	0	2,500
Total Stormwater Control	48,220	16,074	8,740	7,334
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,000	1,000	0	1,000
General Liability Insurance	3,391	3,391	3,144	247
Irrigation Maintenance & Repair	12,000	4,000	6,831	(2,831)
Irrigation Repair	12,500	4,167	313	3,854
Landscape - Mulch	12,000	4,000	0	4,000
Landscape Maintenance	102,500	34,167	31,150	3,017
Landscape Miscellaneous	5,000	1,666	7,000	(5,333)
Landscape Replacement Plants, Shrubs, Tr	10,000	3,334	0	3,333
Property Insurance	10,465	10,465	10,442	23
Reclaimed Pump Maintenance & Repairs	25,000	8,333	0	8,333
Well Maintenance	5,000	1,667	0	1,667
Total Other Physical Environment	200,856	76,189	58,880	17,309
Contingency				
Miscellaneous Contingency	15,000	5,000	1,865	3,135
Total Contingency	15,000	5,000	1,865	3,135
Total Expenditures	410,827	154,609	127,459	27,149
Total Excess of Revenues Over(Under) Expenditures	0	256,218	285,346	(29,128)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(120,000)	120,000
Total Other Financing Sources(Uses)	0	0	(120,000)	120,000
Fund Balance, Beginning of Period	0	0	234,471	(234,471)
Total Fund Balance, End of Period	0	256,218	399,817	(143,599)

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	(1)
Special Assessments				
Tax Roll	57,360	57,360	57,359	1
Total Revenues	<u>57,360</u>	<u>57,360</u>	<u>57,360</u>	<u>0</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	57,360	19,120	18,406	714
Total Water-Sewer Combination Services	<u>57,360</u>	<u>19,120</u>	<u>18,406</u>	<u>714</u>
Total Expenditures	<u>57,360</u>	<u>19,120</u>	<u>18,406</u>	<u>714</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>38,240</u>	<u>38,954</u>	<u>(714)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>22,670</u>	<u>(22,670)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>38,240</u>	<u>61,624</u>	<u>(23,384)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,809	(2,809)
Special Assessments				
Tax Roll	60,277	60,277	60,277	0
Total Revenues	<u>60,277</u>	<u>60,277</u>	<u>63,086</u>	<u>(2,809)</u>
Expenditures				
Contingency				
Capital Reserve	60,277	60,277	68,086	(7,809)
Total Contingency	<u>60,277</u>	<u>60,277</u>	<u>68,086</u>	<u>(7,809)</u>
Total Expenditures	<u>60,277</u>	<u>60,277</u>	<u>68,086</u>	<u>(7,809)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(5,000)</u>	<u>5,000</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	120,000	(120,000)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>120,000</u>	<u>(120,000)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>347,788</u>	<u>(347,788)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>462,788</u>	<u>(462,788)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,312	(9,312)
Special Assessments				
Tax Roll	757,933	757,933	760,555	(2,622)
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>769,867</u>	<u>(11,934)</u>
Expenditures				
Debt Service				
Interest	302,933	302,933	151,869	151,064
Principal	455,000	455,000	0	455,000
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>151,869</u>	<u>606,064</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>151,869</u>	<u>606,064</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>617,998</u>	<u>(617,998)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>578,762</u>	<u>(578,762)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,196,760</u>	<u>(1,196,760)</u>

Waters Edge CDD
Investment Summary
January 31, 2024

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2024</u>
The Bank of Tampa	Money Market	\$ 27,078
Total General Fund Investments		\$ 27,078
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 229,866
Western Alliance Bank	Money Market	247,447
Total Reserve Fund Investments		\$ 477,313
US Bank Series 2015 Revenue	US Bank Money Market 5	\$ 772,902
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	18,107
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
Total Debt Service Fund Investments		\$ 1,156,217

Waters Edge Community Development District
Summary A/R Ledger
From 01/1/2024 to 01/31/2024

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
345, 2419							
	345-001	345 General Fund	Lugos Property Services LLC	AR00001488	11501	09/30/2023	1,575.00
	345-001	345 General Fund	Pasco County Tax Collector	AR00001201	12110	10/01/2023	28,268.29
	345-001	345 General Fund	Waters Edge Master HOA	AR00001643	11510	01/31/2024	226.81
Sum for 345, 2419							30,070.10
345, 2422							
	345-200	345 Debt Service Fund S2015	Pasco County Tax Collector	AR00001201	12110	10/01/2023	40,542.66
Sum for 345, 2422							40,542.66
Sum for 345							70,612.76
Sum Total							70,612.76

See Notes to Unaudited Financial Statements

Waters Edge Community Development District
Summary A/P Ledger
From 01/1/2024 to 01/31/2024

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
345, 2419						
	345 General Fund	01/31/2024	Gabriel D Papadopou- los	GP013124	Board of Supervisors Meeting 01/31/24	200.00
	345 General Fund	01/31/2024	George Anastasopou- los	GA013124	Board of Supervisors Meeting 01/31/24	200.00
	345 General Fund	01/31/2024	Irrigation Technical Services, Inc.	32792	Water Management - Pump Station 01/24	550.00
	345 General Fund	01/31/2024	Irrigation Technical Services, Inc.	33018	Pump Station Maintenance 01/24	600.00
	345 General Fund	01/31/2024	Jason Peterson	JP013124	Board of Supervisors Meeting 01/31/24	200.00
	345 General Fund	01/31/2024	Straley Robin Vericker	24050	General Legal Services 12/23 - 01/24	2,175.00
	345 General Fund	01/31/2024	Teri Lynn Geney	TG013124	Board of Supervisors Meeting 01/31/24	200.00
	345 General Fund	01/31/2024	Timothy M. Haslett	TH013124	Board of Supervisors Meeting 01/31/24	200.00
	345 General Fund	01/31/2024	Waters Edge Master HOA, Inc.	020124	Shared Cost Landscape Services 01/24	7,474.00
	345 General Fund	01/25/2024	Withlacoochee River Electric Cooperative, Inc.	2189383 01/24 Auto-pay	Electric 2189383 01/24	40.16
	345 General Fund	01/25/2024	Withlacoochee River Electric Cooperative, Inc.	2189382 01/24 Auto-pay	Electric 2189382 01/24	40.16
	345 General Fund	01/25/2024	Withlacoochee River Electric Cooperative, Inc.	2189384 01/24 Auto-pay	Electric 2189384 01/24	1,524.80
	345 General Fund	01/25/2024	Withlacoochee River Electric Cooperative, Inc.	2189378 01/24 Auto-pay	Electric 2189378 01/24	76.97
	345 General Fund	01/25/2024	Withlacoochee River Electric Cooperative, Inc.	2189381 01/24 Auto-pay	Electric 2189381 01/24	40.16
						13,521.25
Sum for 345, 2419						
345, 2420						
	345 Reserve Fund	01/30/2024	Sprinkler Solutions of Florida, Inc.	1165	Well Pump Repair - 11406 Belle Haven Drive	11,630.77
	345 Reserve Fund	01/30/2024	Sprinkler Solutions of Florida, Inc.	1164	Well Pump Repair - 11428 Biddeford Place	6,228.43
Sum for 345, 2420						17,859.20
Sum for 345						31,380.45
Sum Total						31,380.45

**Waters Edge Community Development District
Notes to Unaudited Financial Statements
January 31, 2024**

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2024.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

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

Tab 6



ESTIMATE PROPOSAL

Project Information	
Project #	2024-055-Waters Edge
Title	Waters Edge CDD - Community Perimeter
Address	Wall 9019 Creedmoor Ln
City, State, Zip	New Port Richey, FL 34654

Estimate Information	
Estimate #	001
Description	Submitted Proposal 2.14.24 - Waters Edge
Estimate Date	
Estimate Printed	2/14/2024

From	
Contact	Jaime LeFebvre
Company	Specialized Property Services, Inc
Address	9605 E US Hwy 92
City, State, Zip	Tampa, FL 33610
Phone	813-246-4274
Fax	813-514-2794

To	
Contact	Frank Nolte
Company	Stantec
Address	380 Park Place Boulevard Suite 300
City, State, Zip	Clearwater , FL 33759
Phone	
Fax	

We are pleased to quote the following labor, equipment, and materials in accordance with the plans and specifications listed below. This proposal is subject to exclusions that may be listed below.

Proposal Details

0: Overall Scope

Inclusions:

Provide all materials, labor and equipment for the following scope of work:

1. Pressure clean, fungicide and rinse wall. Prep, prime and 2 coats finish paint in specified materials \$84,415.00
2. Repair 200 LF of EIFS wall mold. \$12,300.00
3. Repair and seal 28 decorative columns. \$25,073.00
4. Alternate #1 - Replace EIFS wall cap. \$215,600.00
5. Alternate #2 – Entrance Sign – Repair EIFS, PW, Prep, Prime, and 2 Coats of Paint \$3298.00

Exclusions:

1. ROW Permits

Estimate Total: \$340,686.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, flood, earthquake, and other necessary insurance. We are fully covered by Workmen's Compensation Insurance. Estimate is valid for 30 days from the estimate date, unless otherwise specified.

Authorized
Signature: _____

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Signature: _____

Date of Acceptance: _____

Print Name: _____

C O N S T R U C T I O N • P A I N T I N G • R E S T O R A T I O N

9 6 0 5 E . U S H I G H W A Y 9 2 T A M P A , F L O R I D A 3 3 6 1 0



Lic.: LSP-08484

FIN: 59-3380012

Proposal

Date: 02/16/2024

PROPOSAL SUBMITTED TO:

Frank Nolte-Stantec
727-608-7766
Frank.nolte@stantec.com

PROJECT LOCATION

Water's Edge
8900 Creedmoor Lane
New Port Richey, FL

Scope of work. Price is good for 30 days due to steadily rising material costs.

- Prep.
- Demo approximately 200 LF of existing failed EIFS banding.
- Reinstall approximately 200 LF of EIFS banding.
- Numerous miscellaneous repairs throughout exterior walls.

Inclusive > all materials and labor, scaffolding, debris removal, prepping, and clean up.

Exclusive > painting, sheathing, caulking, sod or plant damage, landscaping areas, lava rock, no cutting trees
Or plants that may hinder work progress, foam banding, and standard exclusions.

NOTE: Miscellaneous repairs will be done at Pasco Stucco professional opinion on whether areas need a specific repair. If debated may lead to additional cost.

Total> \$30,000.00

Deposit> \$7,500.00

Balance> \$22,500.00 due upon completion.

- Standard exclusions – work not part of this scope, *unforeseen conditions are those not exposed for estimating purposes until work begins (i.e. rotten wood, rusted lath, rusted studs, wood studs). Additional costs will apply.* We do not do- water proofing, pressure washing, pool cleaning - Repair & replacement of roofing, shingles, flashing, exterior fixtures, down spouts, solar panels, electrical boxes, pavers, screen enclosures, screen, pool equipment, signage. Owner is responsible for providing a work area free of personal items, toys, furniture, pets.
- NOTE **Cold joint** – the juncture of fresh stucco application adjacent to set plaster. Areas where plaster of different wetness come in contact. The fresh, wet plaster coming in contact with older dry plaster may not be blend perfectly and show when painted.
- Pasco Stucco, Inc. uses the best practice methods of our industry to ensure professional service. All materials are guaranteed to be as stated and work to be performed in accordance with the specifications submitted and in accordance with state and local codes. We provide a standard 1-year warranty on stucco work.
- Pasco Stucco, Inc. makes every effort to prep, maintain a clean, safe jobsite, and reduce our footprint however the nature of our work will create dust and debris.
- A stucco mixing area within reasonable working distance must be provided by owner.
- Along these lines we are not responsible for repair or replacement of landscaping, decking, pavers, lawn including sod and plant life when it is necessary to complete our scope of work. Final cleanup is the responsibility of the General Contractor or Owner.

- We require a 25% materials deposit be received in order to secure a place on our schedule. If the customer cancels this agreement without at least 72-hour notice prior to start date, Pasco Stucco will retain 100% of the deposit. If the customer cancels this agreement prior to the deadline the full deposit minus \$250.00 for clerical fees will be refunded. If deposit has been paid and the customer cancels, you must wait 72 hours before you are refunded.

Payments made by credit card and Venmo will incur an additional nonrefundable charge of 3.5% of the total plus \$15.00 by the Credit Card Processor. We accept checks or cash.

Payment to Pasco Stucco, Inc. is due upon completion unless other written arrangements have been made prior to starting work.

WE APPRECIATE YOUR TRUST IN PASCO STUCCO, INC TO PROVIDE PROFESSIONAL SERVICE.

Rick McDonald, President

ACCEPTANCE OF PROPOSAL TO CONTRACT

UPON IMPLIED OR EXPRESS ACCEPTANCE OF THIS AGREEMENT IT IS ACKNOWLEDGED THAT:

- I HAVE READ AND UNDERSTAND THE TERMS, PRICES, SPECIFICATIONS & CONDITIONS.
- I HAVE HAD THE OPPORTUNITY TO ASK AND RECEIVE ANSWERS TO ALL MY QUESTIONS.
- I UNDERSTAND FULL PAYMENT IS DUE UPON COMPLETION OF THIS SCOPE OF WORK AND ANY CHANGE ORDERS.

THE CUSTOMER HAS 3 DAYS TO CANCEL THE SIGNED CONTRACT WITH NO PENALTIES. IF PASCO STUCCO IS NOT NOTIFIED WITHIN THAT TIME FRAME, THE CUSTOMER WILL OWE 50% OF THE COMPLETE BALANCE.

PRINT NAME _____

SIGNATURE: _____ DATE: _____

Tab 7



Date: February 13th, 2024

PROPOSAL FOR:

Stantec

"Pressure Cleaning, Prep & Painting of CDD Owned Walls & Monuments"

9019 Creedmoor Ln

New Port Richie, FL 34654

"WHEN QUALITY COUNTS"

CALL

ISLAND PAINTING & RESTORATION



COMPANY INFORMATION



At Island Painting & Restoration, our Business Plan is built on providing our customers with the “Best Quality Job” possible. Our philosophy is to provide the highest quality of products by providing unparalleled customer service; by utilizing cost effective operating methods and by implementing leading-edge technology, all while maintaining our commitment to “Quality”.

The Island Painting & Restoration was incorporated in Florida as Island Painting & Waterproofing, Inc. to compete in the commercial painting industry. We specialize in industrial, institutional, commercial, and residential painting, specifically re-painting, caulking, waterproofing and electrostatic coating of commercial buildings, residential apartment buildings, multi-family and luxury condominiums, warehouses and multi-service homes.

Thank you for the opportunity to present this information along with references from our current and past projects/clients and a proposal specifically tailored to your needs. If you have any questions regarding our company, customers, suppliers or projects completed, please feel free to contact anyone on our list of references provided or one of our Team Members listed below. For a glimpse of our Quality work.

Sincerely,

Jaime Campuzano

Butch Rasmussen

Luis Santiago

Cell (813) 924-2730

Cell (813) 455-8004

Cell (813) 770-9979

Email: Butch@islandpaintingtb.com

“WHEN QUALITY COUNTS”
CALL
ISLAND PAINTING & RESTORATION



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LINCOLN, GARY WILLIAM

ISLAND PAINTING & RESTORATION
5608 N CHURCH AVE
TAMPA FL 33614

LICENSE NUMBER: CGC011505

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



MANAGEMENT TEAM



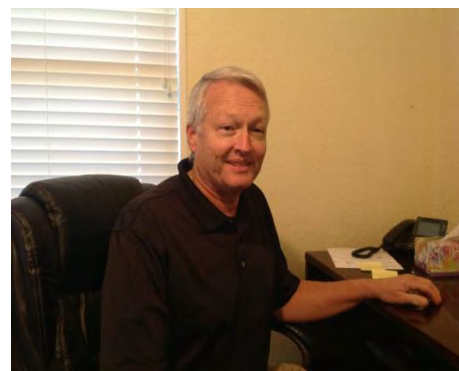
Butch Rasmussen
30+ Years' Experience in the Paint & Coatings Industry. (PPG Architectural)



Jaime Campuzano
20 plus years' experience in the industry encompass managing field operations for all size projects including High Rise Projects such as repainting of The Vinoy and Park Shore Plaza.



Ken Hill
43 years in the industry including extensive training in products and application procedures, estimating and managing painting projects.



Gary Lincoln
Certified General Contractor,
Construction Manager,
Forensic Building Investigator, 36 Years
Industry Experience



PROJECT MANAGEMENT



JOB START - MOBILIZATION

- Pre Construction walk-thru with /Foreman/Superintendent/Association Rep/Paint Rep
- Gain Color Approval
- Review Scope of work & schedule
- Agree on Staging Area – Job Trailer Location – Porta Potty

PROTECTION

- Utilize drop cloths, shields, and protective methods to protect from overspray or chlorine
- Protect surrounding elements such as bushes, plants, and grass by covering

PRESSURE CLEANING

- A chemical mixture of chlorine and water will be sprayed to terminate all mildew
- 3,000lbs. psi of pressure to remove all mildew and chalking

SEALING OF CHALK

- Apply surface conditioner with brush, roller, airless, or pressure sprayer

CAULK

- Caulk all areas where water may penetrate/inspect all existing caulk and replace as necessary

MATERIAL SCHEDULE

- As defined in Paint Specifications and we will follow all manufactures guidelines

CONSTRUCTION CLEANING

- Maintain areas under contractor's control free of waste materials & debris
- Material & equipment will be stored inside trailer/van on daily basis

ENVIRONMENTAL REQUIREMENTS

- Do not apply material during inclement weather
- Provide field sample illustrating coating

APPLICATION

- Apply products to manufacture's recommendations
- Apply each coat to dry film thickness

INSPECTION-3 LEVELS

- After each phase (pressure cleaning, sealing, patching, finish)
- Superintendent/Foreman
- Island Management Representative
- Paint Representative

NOTES

- Small quantity of finish color for touch-ups
- Windows will be rinsed during normal pressure cleaning of building – not professionally cleaned
- Island Painting uniform: Island Shirt/Paint Company & Long pants
- No foul language, Radios and no smoking on project

OWNERS PROVIDE

- Land scape trimmed back 12"-18"
- Removal of any cars
- Flag sprinklers
- Electricity and Water



SPECIFICATIONS



REFERENCES

Boca Sands Association
5301 Gulf Blvd.
Saint Pete Beach, Florida 33706

Mr. Alexander De La Pave
Island Painting & Waterproofing
5608 North Church Avenue
Tampa, Florida 33614

November 18, 2020

We at Boca Sands Condominiums in St. Pete Beach, Florida, would like to share our positive experience with Island Painting. In the Spring of 2020, our Board of Directors and Management Company representatives issued a Request for Proposal to have the exterior of our two seven story buildings painted. Ultimately, we interviewed two qualified painting contractors and decided to contract Island Painting to paint our buildings.

Our buildings were an access challenge with different roof elevations and no perimeter driveways requiring work to be done from swing stage scaffolds and a telescopic manlift. The Island crew worked continuously through the absolute heat of the summer and did their job in a safe, clean, organized, prompt and professional manner. The individual workers were pleasant and cooperative in their interactions with our residents. They were able to perform their work from the exterior of the building without accessing the inside of the units.

In addition to the exterior wall painting, window trim and balconies, their scope of work included painting ceilings, walls, overhead piping and garage doors in our underbuilding driveway. Also, our metal balcony and pool area handrails were pitted and required attention. Island was able to settle that issue by applying paint to the rails with an electrostatic process. We are very pleased with the results in the garage area and especially the rails.

Top-of-the-line Sherwin Williams paint products were used. Island Painting worked closely with the Sherwin Williams representative for color choice and quality control throughout the project.

We had a great experience with Island Painting in the quality of their work and their ability to stay on schedule throughout the hot summer. We at Boca Sands Condominiums would highly recommend Island Painting.

Sincerely,

Boca Sands Board of Directors

Jan Hoffert
Valerie Swick
Jack Rader
Al Bennati
Pam Harris

THE OAKS

TJM PROPERTIES

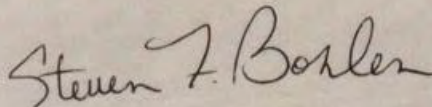
420 Bay Ave. Clearwater, FL 33756
Phone 727-445-4700

To whom it may concern,

It is my pleasure to recommend the services of Island Painting & Waterproofing. The staff of Island Painting is extremely responsible and we are very satisfied with their work and professionalism. Needless to say, they are always at the top of my list when choosing the right painting company to deliver exceptional results. Likewise, residents at The Oaks of Clearwater have been extremely pleased with the work completed by Island Painting & Waterproofing, Inc.

Once again, we continue to value the relationship with Island Painting and gladly recommend them as a valuable team member.

Regards,



Steven F. Bohlen

Director of Plant Operations

Oaks of Clearwater / TJM Properties, Inc.

VICTORIA PLACE CONDOS



Alex:

I want to express our appreciation for the great painting Island Painting (and your team led by Eladio) did here at Victoria Place. Our building is very prominent in Dunedin and so its appearance is important to us as well as the City of Dunedin. The team did a tremendous job adapting to the tight constraints to get the job done timely and with high standards. We really appreciate how they took care around our landscaping, were flexible to minimize impact to our retail stores and went back over their work to ensure all stucco patches were solid. Safety signage and cleanup were always well done each day. The building looks fantastic and I actually had multiple residents express how nice the team was to work with. Thank you again and please feel free to use us as a referral at any time.

Kevin Benjamin

Board President and Treasurer

Victoria Place Condominiums

200 Main Street, Unit 201

Dunedin, FL 34698

kevinbenjamin4@comcast.net

Mobile: 651-964-8244



June 13, 2018

To Whom It May Concern,

Please be advised that I have worked with Island Painting & Waterproofing on many projects over the years and have found their work to be top notch. The Island Painting team, from upper management to the onsite crew have always performed in a professional, workmanlike manner.

Island Painting and Waterproofing is amongst a handful of contractors who I trust completely to service my clients and I highly recommend them.

Please feel free to contact me at (727) 581-2662 to further discuss this matter.

Sincerely,

Alberto Freda, CMCA, AMS, PCAM®
President/Chief Operations Officer

AF/ne

Job References

Island
Painting & Restoration



Palma del Mar III
Blair Newton
6268 & 6269 Palma del Mar Boulevard South
St. Petersburg, FL 33715
Phone: (727) 415-0686
E-mail: blnewton@pbmfla.com

Isla Key
John Arasa
5151 Isla Key Boulevard 219
St. Petersburg, Florida 33715
Phone (727) 418-3451
Email: johnarasa@aol.com



Villaggio at Tierra Verde Condominium
Leigh Tessler
610 Pinellas Bayway
Tierra Verde, Florida 33715
Phone (727) 864-0004
Email: ltessler@resourcepropertymgmt.com

Casa del Mar III
Tom Simpson
6210 Sun Boulevard
St. Petersburg, Florida 33715
Phone (727) 7573-9300 Ext 348
Email: tsimpson@condominiumassociates.com



Parkshore Plaza Condominium Association
Janet Crane
300 Beach Dr St. Petersburg, Florida 33701
Phone (727) 864-0004



Job References



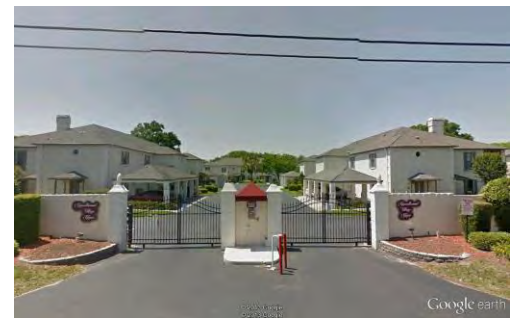
2807 West Price Av, Tampa

Alicia "Alice" M. Prieto,
SouthEast Realty & Management Services LLC

[\(813\) 877-3600](tel:(813)877-3600) - Office

[\(813\) 244-2194](tel:(813)244-2194) - Cell

Carrollwood Village Chase Condominiums
Casey Road, Tampa Fl
Condominium Associates
Richard Canto LCAM
777 Harbour Island Blvd. #270
Tampa Fla. 33602
Office [\(813\) 209-9300](tel:(813)209-9300)



Raintree Lake Association #6
Buildings 6010, 6012, and 6014
University Properties, Inc.
Attn: Sandy Rae
7001 Temple Terrace Highway
Temple Terrace, FL 33637

Heini Brothers, Inc.
Property Management Consultant
John Heini
4641 62nd Avenue, Unit 16 West
Pinellas Park, FL 33781
727-409-9487

ISLAND PAINTING REFERENCE PROJECTS

Ultimar II Condominiums 1520 Gulf Blvd., Clearwater, FL 33767	Manny Garcia 727-593-3955
Gull Harbor 17105 Gulf Blvd., North Redington Beach, FL 33708	Liz Limroth 727-392-0753
Park Shore Plaza 300 Beach Drive Northeast, St. Petersburg, FL 33701	Abby Elliot 727-823-4252
Chalet White Sands 14 Somerset St. Clearwater Beach	Bill Smith (727) 593-1420
Patriot Square 37th St & 40th Ave South St. Petersburg	Jerry Henry (727) 543-9341
Cove Cay Village II 2620, 2621 and 2622 Cove Cay Dr. Clearwater, Florida	Bill Beverly (607) 759-1418
Palma del Mar 6268 & 6269 Palma del Mar Condominium south, St. Petersburg, Florida 33715	Blair Newton (727) 866-3115
Casa del Mar 6177, 6180, 6145 & 6150 Sun Boulevard, St. Petersburg, Florida 33715	Leigh Tessler (727) 864-0004
Pinehurst Village Condominiums Bldg. 1,2,3,4,5,33,34,35 & 36 1701 Pinehurst Road, Dunedin, Florida 34698	Al Freda (727) 581-2662
Tierra Isle Marina Residences 312 8th Avenue North, Tierra Verde, Florida 33715	Jen Ward (727) 573-9300
Bayfront Medical Plaza 601 & 603 7th Street North, St. St. Petersburg, Florida 33701	Teresa Rea Kuhrts (813) 318-2225
Isla Key Condominium 5151, 5153, 5155, 5277, 5279 & 5281 Isla Key Blvd, St. Petersburg, Florida 33715	John Arasa (727) 418-3451
Villaggio at Tierra Verde 610 , 630 & 650 Pinellas Bayway, Tierra Verde, Florida 33715	Leigh Tessler (727) 864-0004
Eagles Glen Condominiums 3151 & 3167 Landmark Drive, Clearwater, Florida 33761	Elizabeth Fox (727) 573-9300
Crystal River 4950 W. Norvell Bryant Hwy, Crystal River, Florida 34423	Philip Betron (813) 477-8115
The Quarter At Ybor 1800 East Palm Avenue, Tampa, Florida 33605	Martica Fitzgerald (813) 241-8383
Epiphany Housing of Tampa 2508 Hanna Avenue, Tampa, Florida 33610	P.J. Hill (727) 578-1174
Sunset Vistas Condo Hotel on the Gulf Condo Association 12000 Gulf Boulevard, Treasure Island, Florida 33706	George L. Hoch (727) 456-7212
City of St. Petersburg Mahaffey Theater 400 1st Street South, St. Petersburg, Florida	Joe Santiago (727) 893-7171
La Puerta Condominiums 5505 La Puerta del Sol, St. Petersburg, Florida 33715	Vance Poland (727) 463-0487
The Oaks of Clearwater 420 Bay Avenue, Clearwater, Florida 33756	Rick Kowalczyk (727) 445-4071
Vinoy Towers Condominium I , II, III & IV 555 5th Avenue NE, St. Petersburg, Florida	Brian Smith (727) 460-4336
Ritz Carlton Coconut Grove Miami 3300 Southwest 27th Avenue, Coconut Grove, Florida 33133	Rob Wilson (727) 584-7742
Egret Landing Villas Arbor Knoll Loop, Arron Terrace and Arlington Court, Trinity Florida 34655	Jim Ranallo (727) 938-7730
MLF Housing, Inc. 540 Second Avenue South, St. Petersburg, Florida 33701	Barbara Jarboe (727) 823-1575

COMPANY REFERENCES

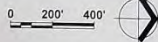
COMPANY	CONTACT PERSON	PHONE NUMBER
Arco Construction, Inc.	Dan Larson	(314) 280-3633
Betron Builders, Inc.	Phil Betron	(813) 477-8115
Chantilly Homes & Development Company	Tom Leahrman	(727) 596-7444
Condominium Associates	Craig Caldwell	(727) 573-9300
Cushman & Wakefield	Jim Lewis	(813) 872-6005
Decker Ross Interiors, Inc.	Susan Decker Ross	(727) 442-9996
Fairway Condominiums	Jeff Johnson	(813) 267-0901
Gail Byrne Development, Inc. Sunset Vistas Condominiums 12000 Gulf Boulevard Treasure Island 33706	Gail Byrne or Sandi Rizzo	(727) 367-7177
Hawkins Construction	Sam Griffin	(727) 938-9719 x 285
Irwin Construction, Inc.	Dan Irwin	(727) 422-9424
Islander Construction, Inc.	Ed Pivacek	(813) 390-4489
iTi Construction, Inc.	Craig Belfatto	(727) 864-0102
Liu Property Management	Gail Liu	(813) 223-7300
Mahaffey Construction, Inc.	Daniel Esterline	(863) 559-4788
Marie Powell & Company, Inc. Catalina Grand Condominiums 11525 Gulf Boulevard Treasure Island 33706	Dave McKinlay	(727) 341-0000
Marsac Development Company	Dan Sack	(941) 753-6868
Matta Construction & Development	Paul Matta	(727) 458-2228
Murray Company, The	Justin Strecker	(727) 524-6000
Orion Communities, Inc. Alta Vita Condos	Rodney S. Moore	(727) 799-6100
Paul Skipper, Inc.	Paul Skipper Jr.	(727) 422-6008
Professional Bayway Management	Bill Newton	(727) 866-3115
Rampart Properties / Vinoy Towers	Brian Smith	(727) 577-2200
Regency Management, Inc.	Jerry Noel Kim McMaken	(727) 422-0612 (813) 972-5979
Resource Property Management, Inc.	Al Freda	(727) 581-2662
Silverking Construction, Inc.	Todd Hinrichs	(727) 446-7944
Sterling Management, Inc.	Sean D. Galaris	(727) 299-9555
Tierra Verde Property Management	Susan Rouanzion	(727) 864-6468
Verandas Condominiums	Bill Kardash	(813) 505-6486
Voeller Construction, Inc.	Bill Voeller	(727) 430-8161
William Karns Enterprises, Inc. Del Mar West Condominiums 19424 Gulf Boulevard Indian Shores 33785	William Karns	(727) 422-1016
Wise Property Management, Inc.	Bill Spivey	(813) 985-3665 x 25
Suppliers	Contact Person	Phone Number
PPG – Porter Paint	Joann Geltman	(609) 994-8958
Florida Paints (formerly Scott Paint)	Mark Moon	(813) 523-8025
ICI DULUX Paints (Glidden/Devoe)	Sam Palmer	(813) 888-9844
Colorwheel Paints & Coatings	Bill Croce	(813) 917-9401
Sherwin Williams	Ryan Coy	(813) 526-1412
Pinellas Paint & Industrial Finishes	R.T. Sylvester	(727) 639-7031
DYCO Paints	Robert H. DeFoe	(727) 536-6560



Island

Painting & Restoration

Project Overview / Site Map:



CDD PERIMETER WALL AND MONUMENT LOCATIONS
WATERS EDGE
NEW PORT RICHEY, FLORIDA



Island
Painting & Restoration

PROPOSAL

Date: February 13th, 2024

STANTEC

Attn: Mr. Frank Nolte – Assistant Project Manager

380 Park Place Blvd.

Clearwater, FL 33759

Phone: (727) 608-7766

Email: frank.nolte@stantec.com

PROJECT:

WATERS EDGE COMMUNITY PERIMETER WALL – “Pressure Cleaning, Prep & Painting”

9019 Creedmoor Ln

New Port Richie, FL 34654

PRICING:

Clean, Prep, Seal & Painting the CDD owned Walls (As per PPG Specs)

.....	\$86,445.00
• OPT #1: Clean, Prep., Seal & Paint Entry Sign & Low Wall	\$ 2,585.00
• OPT #2: Monument Repairs (Stone, Hardie & Aluminum inserts with glass).....	\$35,000.00

INCLUDES:

Labor, materials, equipment & insurance to clean, prep, seal/prime & painting as per Paint Specs written by Richard Glidden of PPG Paints Co. – 02/07/2024.

EXCLUDES:

Anything not mentioned above. Walls not owned by the CDD.

Payment to be as follows: **10% Mobilization at start of Project. Every 2 weeks payments based on work completed & approved.**

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. **Owners will be responsible for any permits required by local regulatory agencies and equipment cost associated with work delays due to approval of colors, samples, mockups, etc... After payment terms have been negotiated, payment schedule will follow and become part of this contract.** We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents or any other cause beyond our control. We are not responsible for damage to lanai screens due to following our scope of work, or for overspray on vehicles that were not moved after our notice was posted advising vehicle owners to do so. Owner to carry fire, tornado and other necessary insurance. We carry General Liability and our employees are fully covered by Workman's Compensation. This proposal and contract is valid for 60 days.

Island Painting & Restoration:

By: Luis Santiago – Estimator

By: Butch Rasmussen – Cell @ (813) 455-8004 & Email: Butch@islandpaintingtb.com

The enclosed prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Acceptance Date: _____ Signature: _____

Title: _____ Print Name: _____

5608 North Church Avenue, Tampa, FL 33614 / Phone (813) 500-3869 & Fax (813) 500-4001 / Lic #CGC 011505

Waters Edge CDD – Perimeter Wall

Exterior Repairs & Repaint

9019 Creedmoor Lane

New Port Richey, FL 34654

Painting Proposal From



Andrew Fuller

Business Development Manager

470-374-3626

AFuller@HarrisonContracting.com



4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

Painting Proposal

February 14, 2024

Attention: Frank Nolte

Stantec

9019 Creedmoor Lane

New Port Richey, FL 34654

Ref: Exterior Pressure Washing, Repairs, & Painting

HCC proposes to provide all materials, taxes, insurance, labor, and equipment to perform the work on this project.

EXTERIOR PAINTING OF PERIMETER WALL PRICE: **\$85,000.00**

Includes:

- Pressure wash perimeter wall where pointed out on the map only
- All hairline cracks will be patched prior to painting
- Caulk where voids and deteriorated caulk are evident
- All rust will be treated & spot primed prior to painting
- Painting includes all walls, pylon signs, window frames, & towers
- Colors will be matched
- Includes rental of high reach, labor & materials
- Project will be completed according to PPG Paints specifications provided
- A 5-year warranty will be issued by Sherwin Williams at completion of the project

Excludes: All non-painted substrates, areas not pointed out on map provided, areas covered by bushes and foliage, & all substrates not specifically mentioned above.

REPAIRS ON WALLS PRICE: **\$45,00.00**

Includes:

- Window repairs where needed.
- Stucco repairs where needed.
- Stone work where needed.

Excludes: EFIS repair is not included in this price per Frank's request & all substrates not specifically mentioned above.

NOTE: All trees and vegetation must be cut away from the walls prior to our mobilization to avoid project delays.

NOTE: All objects must be moved away from the building prior to our mobilization to avoid project delays.

NOTE: It is the owner's responsibility to provide water & electric on the property.

NOTE: This price includes current color scheme. An additional cost could be associated with a color scheme change.





4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

NOTE: Colors must be chosen and signed off on prior to our mobilization to avoid labor delays.

Payment to be as follows: To be negotiated before start of project.

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsibility for any equipment cost associated with work delays due to approval of colors, samples, mockups, etc. After payment terms have been negotiated, payment schedule will follow and become part of this contract. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents or any other cause beyond our control. We are not responsible for overspray on vehicles that were not moved after our notice was posted advising vehicle owners to do so. Owner to carry fire, tornado and other necessary insurance. We carry General Liability and our employees are fully covered by Workman's Compensation. This proposal is valid for 60 days.

Andrew Fuller

Andrew Fuller

Business Development Manager

If proposal is accepted, a formal contract will be sent to you to be signed.



Tab 8

From: [Matthew E. Huber](#)
To: [Abigail Jones](#)
Subject: Waters Edge CDD - 11514 Biddeford PI TREE REMOVAL
Date: Monday, February 12, 2024 12:33:31 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

From: Margita Nelson <margita35@hotmail.com>
Sent: Tuesday, February 6, 2024 6:28 PM
To: Matthew E. Huber <MHuber@rizzetta.com>
Subject: [EXTERNAL]TREE REMOVAL

Hi Mr. Huber,

We talked to Kevin , the maintenance manager from the Water's Edge Clubhouse, about our concern over two trees that are leaning onto our property causing a risk to our pool enclosure. He asked us to take pictures of the trees and forward them to you to take care of the situation. Please let me know if you need anymore details from us.

Best regards,
Anthony & Margita Nelson
11514 Biddeford PI
NPR, FL 34654
352-835-9010 or 813-230-7976
margita35@hotmail.com









Tab 9

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 **Wednesday, January 31, 2023, at 5:00 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	Board Supervisor, Chairman
George Anastasopoulos	Board Supervisor, Vice Chairman
Timothy Haslett	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary
Gabe Papadopoulos	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Co., Inc.
Michael Broadus	District Counsel, Straley, Robin & Vericker (via phone)
Frank Nolte	District Engineer, Stantec (via phone)
Tony Smith	Representative, Sitex Aquatics (via phone)
Gail Huff	Representative, Sprinkler Solutions
John Comuntzis	Representative, Sprinkler Solutions
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A member of the audience wished the Board a happy new year.

THIRD ORDER OF BUSINESS

Staff Reports

A. Monthly Aquatics Report

Mr. Smith presented his report to the Board. He reported that the Pond F1 plants were looking good.

1. Consideration of Aquatics Proposal

On a motion by Ms. Geney, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the Sitex Aquatics proposal to remove plants from Pond EA1, in the amount of \$485, for the Water's Edge Community Development District.

B. District Engineer Report

Mr. Nolte spoke to the Board regarding the projects planned for the spring.

He reported that on 2/6 there is a scheduled meeting for the Wall Painting RFP.

Ms. Geney reported that the HOA was not ready to do any wall work/repairs because their reserve study calls for it in 2027.

C. District Counsel

Mr. Broadus spoke about a required Ethics Training that is 4 hours and is due by the end of this year (12/31/2024)

D. PSA Inspection Reports

1. December Done Report

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

2. January Done Report

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

ASI Irrigation Inspection Report

The Board reviewed the ASI Irrigation Inspection Report. There were no questions or comments.

3. Consideration of Mulch Proposals

The Board reviewed Mulch proposals from ASI, iMulchFL, and MulchBlowers.

Mr. Haslett stated ASI must repair all irrigation items before the mulch can be installed.

Mr. Huber will get with Mr. Nolte to produce an exhibit for bids.
The Board revisited ASI proposal #6141, in the amount of \$5,133.28.
The Board decided to revisit this proposal in June 2024.

E. District Manager

Mr. Huber presented the Reserve Study update.

Mr. Huber advised the Board that the next regularly scheduled meeting is Feb 22, 2024 at 3:30 pm

1. Review of Financial Statement

The Board reviewed the December 2023 Financial Statement. There were no questions or comments.

2. Presentation of 4th Quarter Website Audit

The Board reviewed the 4th Quarter Website Audit. There were no questions or comments.

FOURTH ORDER OF BUSINESS

Acceptance of Board Member Resignation

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the resignation of Supervisor Brenda Brown, for the Water's Edge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resumes for Vacant Board Seat

Gabriel D. Papadopoulos reviewed his experiences with the Board.

Michael Atkinson reviewed his experiences with the Board.

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors appointed Gabriel D. Papadopoulos to the Board seat #2, for the Water's Edge Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Ballenger Remote Monitoring Proposal

Mr. Huber emailed Ballenger on 1/30/24 at 8am asking for an update. Nothing was received.

SEVENTH ORDER OF BUSINESS

Consideration of Well Replacement Proposals

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the Sprinkler Solutions well VFD proposal, in the amount of \$6,228.48, for the Water's Edge Community Development District.

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the Sprinkler Solutions well VFD proposal, in the amount of \$11,603.77, for the Water's Edge Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Ballenger Pump Proposal

The Board decided to table these proposals.

NINETH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 21, 2023

On a motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on December 21, 2023, as amended, for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures For December 2023

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures For December 2023 (\$29,972.33), for the Water's Edge Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

Ms. Geney asked for a follow up meeting call with the District Manager in the next week.

Ms. Geney asked Mr. Papadopoulos if he had previously signed up for Enumerate.

Mr. Haslett stated he would like to have the Pump House "open house" on 3/2/2024 from 10am-12pm.

Mr. Haslett requested to revise the CDD website and provided the District Manager with his suggested changes. He also stated that the Reclaimed Water Assessments link was not working. He also requested to add the Ventana Townhomes email under the contact information.

TWELFTH 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. Papadopoulos, seconded by Ms. Geney, with all in favor, the Board of Supervisors adjourned the meeting at 7:30 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 10

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$93,688.46**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
1st-In-Padlocks	100283	P4786	Replacement Keys for Padlocks on Pump Station	\$ 139.95
Brenda L Brown	100269	BB122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
Digital Assurance Certification LLC	100276	66622	Event Notices 01/24	\$ 250.00
Enumerate	100277	INV9677	Engage SMA Subscription 01/24	\$ 206.90
George Anastasopoulos	100270	GA122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
GHS Environmental LLC	100271	2023-614	Monthly Meter Readings 12/23	\$ 142.00
High Trim, LLC	100267	5217	Tree Trimming & Removal 12/23	\$ 7,000.00
Irrigation Technical Services, Inc.	100279	32913	Pump Station #1 Motor Replacement 01/24	\$ 15,756.67
Irrigation Technical Services, Inc.	100280	32570	Water Management - Pump Station 12/23	\$ 550.00
Irrigation Technical Services, Inc.	100281	32741	Pump Station Maintenance 12/23	\$ 600.00
Irrigation Technical Services, Inc.	100282	32270	#1 Turbine Pump Station Rebuild 01/24	\$ 34,470.60
Jason Peterson	100272	JP122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
Pasco County Utilities	ACH	19543285	9019 Creedmoor Reclaim Lane 11/23	\$ 5,495.18

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	ACH	19717934	9019 Creedmoor Reclaim Lane 12/23	\$ 3,150.20
Rizzetta & Company, Inc.	100264	INV0000086458	District Management Fees 01/24	\$ 4,331.83
Sitex Aquatics, LLC	100278	7845-B	Monthly Lake Maintenance 01/24	\$ 2,185.00
Stantec Consulting Services, Inc.	100284	2185094	Engineering Services 01/24	\$ 1,250.20
Straley Robin Vericker	100265	23954	General Legal Services 10/23	\$ 5,320.50
Straley Robin Vericker	100266	24010	General Legal Services 11/23	\$ 884.50
Teri Lynn Geney	100273	TG122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
Times Publishing Company	100285	0000326465 01/21/24	Legal Advertising Customer Account #113848 01/21/24	\$ 165.00
Timothy M. Haslett	100274	TH122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
Waters Edge Master HOA, Inc.	100275	010124	Shared Cost Landscape Services 12/23	\$ 9,566.80
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378	Electric 2189378 12/23	\$ 77.07
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381	Electric 2189381 12/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382	Electric 2189382 12/23	\$ 40.16

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024


<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383	Electric 2189383 12/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384	Electric 2189384 12/23	<u>\$ 1,025.58</u>
Report Total				<u>\$ 93,688.46</u>

1ST-IN-PADLOCKS



Receipt / Invoice #P4786
Jan 26, 2024

SHIPPING ADDRESS	CUSTOMER	PAYMENT METHOD
Timothy Hasslet 8447 Creedmoor Lane New Port Richey FL 34654 United States Tel. +1 217-918-2053	Waters Edge CDD 5844 Old Pasco Road Suite 100 Wesley Chapel FL 33544 United States Tel. +1 813-994-1001	Manual Net 30 Jan 26, 2024 (Due on receipt) Overdue
		SHIPPING METHOD
		Economy

ITEMS	PRICE	QTY	ITEM TOTAL
 ABUS Key Only - Standard Cut SKU: ABUS Key Only 90010 Key #: 6402	\$6.50	20	\$130.00
Subtotal			\$130.00
Shipping			\$9.95
Florida State VAT % 0.0%			\$0.00
Pasco County VAT % 0.0%			\$0.00
TOTAL (USD)			\$139.95
Total due			\$139.95

Thank you for your business!

1st-in-Padlocks
2184 Channing Way # 510, Idaho Falls, ID 83404
86-1492780
Sales@1st-in-padlocks.com
1st-in-padlocks.com

Waters Edge CDD
Meeting Date: December 21, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Teri Geney	X	TG122123
George Anastasopoulos	X	GA122123
Brenda Brown	X	BB122123
Timothy Haslett	X	TH122123
Jason Peterson	X	JP122123

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

RECEIVED
01/11/24

Meeting Start Time:	3:30 PM
Meeting End Time:	5:38 PM
Total Meeting Time:	2:08

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____



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

BILL TO

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

INVOICE 66622

DATE 01/15/2024 **TERMS** Due upon receipt

DUE DATE 01/15/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Event Notices	Event Notices	1	250.00	250.00
	Waters Edge Community Development District, FL Standard & Poor's Upgrade September 25, 2023			
	Professional Services Rendered to Waters Edge Community Development District, FL			
	Wire Funds to: Bank of America ABA # 026009593			
	For Credit to: Digital Assurance Certification (DAC) Account #898104038892			

TOTAL DUE

\$250.00

ENUMERATE...

5540 Rio Vista Dr
Clearwater FL 33760-3107
United States

Invoice

Invoice #: INV9677
Status: Open

Bill To

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

Date	Terms	Due Date
1/4/2024		1/4/2024

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 1/4/2024 - 2/3/2024	1	\$206.90	\$206.90
Engage SMA Per Door Service Period 1/4/2024 - 2/3/2024	1	\$0.00	\$0.00

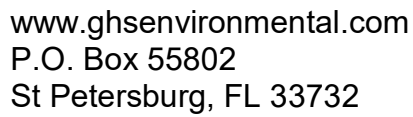
RECEIVED
01/04/24

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



To pay by check, use remit address below:

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



Date: 12/27/2023
Invoice #: 2023-614

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

Due Date	Service Date:
12/27/2023	December 2023

RECEIVED
12/27/23



INVOICE #5217

ISSUED:

12/21/2023

DUE:

12/21/2023

RECIPIENT:

Water's Edge

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

SENDER:

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654

Phone: 727-514-3889

Email: hightrim4jesus@gmail.com

Website: www.hightrimtreeservice.com

SERVICE ADDRESS:

Provincetown Street
Pasco County, Florida 34654

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
12/20/2023				
Palm Trimming	Initial trim of 47 Washingtonian Palms for CDD	1	\$5,800.00	\$5,800.00*
Palm Removal	Remove 3 dead palms	1	\$1,425.00	\$1,425.00*
Discount	Discount if removals are done at the same time as the trimming	1	-\$225.00	-\$225.00

RECEIVED
01/03/24

* Non-taxable

Total

\$7,000.00

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Pay Now



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

Service Invoice

Invoice#: 32913

Date: 01/05/2024

Record#: 31636

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: 02/04/2024

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Pump Station	1.0000	15,756.670000	15,756.67	N
		#1 Motor Replacement				N

Notes:

01/04/24

ITS Pump Technicians replaced the #1 motor at the Waters Edge pump station.

RECEIVED
01/05/24

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

Thank you for your prompt payment!

Non-Taxable Amount:	15,756.67
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	15,756.67



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

Service Invoice

Invoice#: 32570

Date: 01/02/2024

Record#: 31268

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: 02/01/2024

Employee:

Order#:

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

Notes:

RECEIVED
01/02/24

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

Thank you for your prompt payment!

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



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

Service Invoice

Invoice#: 32741

Date: 01/11/2024

Record#: 31446

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: 02/10/2024

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Pump Station	1.0000	600.000000	600.00	N
		Bi-Monthly Maintenance				N
		December 2023				N

Notes:

01/05/24

ITS Pump Technicians completed the Waters Edge pump station bi-monthly maintenance for December 2023.

RECEIVED
01/11/24

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

Thank you for your prompt payment!

Non-Taxable Amount:	600.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	600.00



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

Service Invoice

Invoice#: 32270

Date: 01/05/2024

Record#: 30943

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: 02/04/2024

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	34,470.600000	34,470.60	N
		#1 Turbine Rebuild				N

Notes:

01/03/24 - 01/04/24

ITS Pump Technicians installed the #1 Turbine rebuild at the Waters Edge pump station.

All motors installed and checked for proper operation. Job is complete.

RECEIVED
01/05/24

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

Thank you for your prompt payment!

Non-Taxable Amount:	34,470.60
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	34,470.60



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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

RECEIVED

DEC 15 2023



41 0 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 19543285

Billing Date: 12/13/2023

Billing Period: 10/25/2023 to 11/22/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	10/25/2023	146075	11/22/2023	160536	28	14461

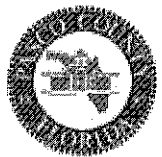
Usage History

Reclaimed

November 2023	14461
October 2023	18610
September 2023	19864
August 2023	15370
July 2023	16905
June 2023	18122
May 2023	16469
April 2023	21594
March 2023	16685
February 2023	2456
February 2023	0
January 2023	13410

Transactions

Previous Bill	7,071.80
Payment 12/01/23	-7,071.80 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	14,461 Thousand Gals X \$0.38 5,495.18
Total Current Transactions	5,495.18
TOTAL BALANCE DUE	\$5,495.18



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1006710
Customer #	01381392
Balance Forward	0.00
Current Transactions	5,495.18

Total Balance Due	\$5,495.18
Due Date	1/2/2024

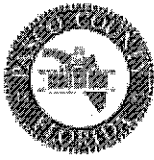
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 01/02/2024.

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

013813923100671091954328510005495188



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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

JAN 16 2024

RECEIVED

39 0 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 19717934

Billing Date: 1/12/2024

Billing Period: 11/22/2023 to 12/22/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	11/22/2023	160536	12/22/2023	168826	30	8290

Usage History

Reclaimed

December 2023	8290
November 2023	14461
October 2023	16610
September 2023	19864
August 2023	15370
July 2023	16905
June 2023	18122
May 2023	16469
April 2023	21594
March 2023	16685
February 2023	2456
February 2023	0

Transactions

Previous Bill	5,495.18
Payment 01/02/24	-5,495.18 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	8,290 Thousand Gals X \$0.38 3,150.20
Total Current Transactions	3,150.20
TOTAL BALANCE DUE	\$3,150.20



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1006710
Customer #	01381392
Balance Forward	0.00
Current Transactions	3,150.20

Total Balance Due	\$3,150.20
Due Date	1/29/2024

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

The Total Due will be electronically transferred on 01/29/2024.

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

013813923100671091971793490003150205

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

Invoice

Date	Invoice #
1/1/2024	INV0000086458

Bill To:

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

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

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

RECEIVED
12/22/23

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Waters Edge CDD

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

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

Invoice details
Invoice no.: 7845-B
Terms: Net 30
Invoice date: 01/01/2024
Due date: 01/31/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		LM- Waters Edge CDD Monthly Lake Maintenance-52 Waterways		1	\$2,185.00	\$2,185.00

Total **\$2,185.00**

RECEIVED
01/01/24



INVOICE

Invoice Number	2185094
Invoice Date	January 23, 2024
Customer Number	182723
Project Number	238200185

Bill To

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

Please Remit To

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

Stantec Project Manager:

Nolte, Frank

Current Invoice Due:

\$1,250.20

For Period Ending:

January 19, 2024

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

INVOICE

Invoice Number2185094

Project Number238200185

Top Task 000A

Waters Edge - General Consultation

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	11.00	110.00	1,210.00
	11.00		1,210.00
Woodcock, Braydon	0.50	80.40	40.20
	0.50		40.20
Professional Services Subtotal	11.50		1,250.20

Top Task 000A Total

1,250.20

Total Fees & Disbursements

\$1,250.20

INVOICE TOTAL (USD)

\$1,250.20

RECEIVED

01/23/24

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-12-12	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	REVIEWING PAINT SCOPE AND SPECS FROM PPG PRIOR TO SUBMITTING TO AGENDA. REVIEWING VENTANA LANDSCAPE EASEMENT TREE LOCATIONS	
2023-12-13	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING AGENDA ITEMS FOR UPCOMING MEETING	
2023-12-21	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING	
2024-01-03	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	COORDINATION WITH CDD AND PPG FOR WALL PAINTING PRE-PROPOSAL MEETING	
2024-01-08	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH PAINT CONTRACTOR FOR SCOPE AND SCHEDULE FOR WALL PAINTING SITE VISIT	
2024-01-16	238200185	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING AGENDA ITEMS FOR UPCOMING CDD MEETING	
2024-01-04	238200185	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	80.40	40.20	MEETING UPDATES	
Total Labor:						11.50		\$1,250.20		
Total Project 238200185						11.50		\$1,250.20		

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

December 20, 2023
Client: 001219
Matter: 000001
Invoice #: 23954

Page: 1

RE: GENERAL

For Professional Services Rendered Through November 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
10/17/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE CORRESPONDENCE FROM DISTRICT BOARD OF SUPERVISOR; ANALYZE FILE CORRESPONDENCE; CORRESPONDENCE TO DISTRICT MANAGER REGARDING DISTRICT SIGNAGE.	0.4	\$122.00
10/18/2023	MS	PREPARE QUARTERLY REPORT FOR 09.30.23.	0.3	\$52.50
10/19/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY DISCLOSURE REPORT FOR BOND DISSEMINATION AGENT; REVIEW COMMUNICATION FROM A. JONES; REVIEW LEGAL NOTICE.	0.6	\$183.00
10/20/2023	MS	FINALIZE AND TRANSMIT QUARTERLY REPORT FOR 09.30.2023.	0.3	\$52.50
10/24/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT BOARD OF SUPERVISOR CHAIR REGARDING DISTRICT RECLAIMED WATER POLICY; ANALYZE FLORIDA STATUTE CHAPTER 190.035; ANALYZE DISTRICT WEBSITE; ANALYZE 2018 DISTRICT RECLAIMED WATER POLICY; ANALYZE PASCO COUNTY RECLAIMED WATER REGULATIONS; PREPARE REVISED DISTRICT RECLAIMED WATER POLICY.	3.7	\$1,128.50

SERVICES

Date	Person	Description of Services	Hours	Amount
10/25/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING HOMEOWNERS' ASSOCIATION BULLETIN BOARD; ANALYZE VENETANA TOWNHOMES AT WATERS EDGE BUSINESS RECORDS; ANALYZE VENTANA TOWNHOMES PROPERTY RECORDS; ANALYZE DISTRICT MAP; ANALYZE VENTANA TOWNHOMES AT WATERS EDGE PLAT BOOK; CONFERENCE CALL WITH DISTRICT MANAGER REGARDING HOMEOWNERS' ASSOCIATION BULLETIN BOARD; ANALYZE DISTRICT BOARD MEETING AGENDA PACKAGE; PREPARE DISTRICT SIGNAGE AGREEMENT WITH HOMEOWNERS' ASSOCIATION.	3.9	\$1,189.50
10/26/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	3.9	\$1,189.50
11/7/2023	MB	REVIEW CORRESPONDENCE DISTRICT MANAGER REGARDING SLIP AND FALL CLAIM; ANALYZE PLAINTIFF'S NOTICE OF LOSS AND DEMAND FOR INSURANCE; ANALYZE FILE CORRESPONDENCE.	0.4	\$122.00
11/9/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT SLIP AND FALL CLAIM; ANALYZE CORRESPONDENCE FROM PLAINTIFF'S COUNSEL REGARDING LETTER OF REPRESENTATION/ REQUEST TO DISCLOSURES; ANALYZE CORRESPONDENCE FROM DISTRICT INSURANCE CARRIER'S CLAIMS REPRESENTATIVE; CORRESPONDENCE REGARDING DISTRICT PLAINTIFF'S LETTER OF REPRESENTATION/ REQUEST FOR DISCLOSURES.	0.6	\$183.00
11/14/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT TREE TRIMMING; ANALYZE VENDOR CORPORATE RECORDS; ANALYZE VENDOR TREE TRIMMING PROPOSAL; ANALYZE SUNSHINE 811 WEBSITE; PREPARE DISTRICT TREE TRIMMING SERVICES AGREEMENT.	2.9	\$884.50
11/15/2023	MB	REVIEW DISTRICT BOARD AGENDA PACKAGE; ANALYZE DISTRICT AQUATIC REPORT; ANALYZE DISTRICT ENGINEER REPORT; ANALYZE DISTRICT FINANCIALS.	0.7	\$213.50
Total Professional Services			17.7	\$5,320.50

RECEIVED
12/20/23

December 20, 2023
Client: 001219
Matter: 000001
Invoice #: 23954

Page: 3

Total Services	\$5,320.50	
Total Disbursements	\$0.00	
Total Current Charges		\$5,320.50
Previous Balance		\$2,562.00
Less Payments		(\$2,562.00)
PAY THIS AMOUNT		\$5,320.50

Please Include Invoice Number on all Correspondence

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

December 20, 2023
Client: 001219
Matter: 000001
Invoice #: 24010

Page: 1

RE: GENERAL

For Professional Services Rendered Through December 08, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
11/16/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	2.9	\$884.50
Total Professional Services			2.9	\$884.50
Total Services			\$884.50	
Total Disbursements			\$0.00	
Total Current Charges				\$884.50
Previous Balance				\$5,320.50
PAY THIS AMOUNT				\$6,205.00

RECEIVED
12/20/23

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/21/24		WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account	
01/21/2024	Deirdre Bonett	113848	
Total Amount Due		Ad Number	
\$165.00		0000326465	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/21/24	01/21/24	0000326465	Times	Legals CLS	BOS Meeting	1	2x47 L	\$161.00
01/21/24	01/21/24	0000326465	Tampabay.com	Legals CLS	BOS Meeting AffidavitMaterial	1	2x47 L	\$0.00 \$4.00

RECEIVED
JAN 29 2024

BY:

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
01/21/24		WATERS EDGE CDD	
Billing Date	Sales Rep	Customer Account	
01/21/2024	Deirdre Bonett	113848	
Total Amount Due		Ad Number	
\$165.00		0000326465	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

WATERS EDGE CDD

ATTN: RIZZETTA & COMPANY, INC.

C/O RIZZETTA & CO., INC.

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times**Published Daily**

JAN 29 2024

BY:JSS

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: BOS Meeting** was published in said newspaper by print in the issues of: **1/21/24** or by publication on the newspaper's website, if authorized, on

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

Signature Affiant

Sworn to and subscribed before me this **01/21/2024**

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING**

The Board of Supervisors ("Board") for the Waters Edge Community Development District ("District") will hold a Board meeting on January 31, 2024, at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, Florida. At the meeting, the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or via emailing mhuber@rizzetta.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

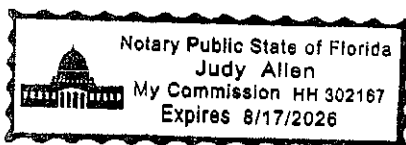
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Matthew Huber
District Manager

Publication Date: January 21, 2024

0000326465



INVOICE

1/1/2024

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

To:

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

Due Upon Receipt

Page 1 of 1

<u>Quantity</u>	<u>Vendor</u>	<u>Inv #</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
1	Ameriscape	7259	12/1/2023	DECEMBER LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
				QUARTERLY FLOWER ROTATION	\$ 1,114.80
				PEST CONTROL (AGRONOMY)	\$ 1,368.00
1	PSA	1446	12/7/2023	DECEMBER 7 INSPECTION	\$ 246.00
4	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum	\$ 120.00
				DEC 8,15,22,29	
Total:					9,566.80

RECEIVED
01/03/24



9702 N Harney Rd
Thonotosassa, FL 33592

COPY

Invoice 7259

Date	PO#
12/01/23	
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 December 2023		8210-003	—	\$2,787.00
#4381 - Landscape Management - Agronomy Program [Only] December 2023		8210-007	—	\$3,420.00
#4383 - Landscape Management with Irrigation & Pruning December 2023		8210-007	—	\$16,795.00
General Maintenance	\$	13,315.00		
Irrigation Inspections	\$	2,980.00		
Tree Trimming	\$	500.00		

APPROVED
ASSOC <i>WAED</i>
G/L # <i>* SEE CODES ABOVE</i>
BKACCT
OPER RESV
AMT <i>23,002.00</i>

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$23,002.00	\$0.00	\$0.00	\$0.00	\$0.00

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

PSA **COPY**
HORTICULTURAL

INVOICE

BILL TO

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

INVOICE # 1446
DATE 12/07/2023
DUE DATE 01/06/2024
TERMS Net 30


DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/07/2023	Water's Edge Landscape Inspection	December 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	WAED
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 **12/27/2023**
Amount Due **77.07**
Current Charges Due **01/18/2024**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/20	80340	12/20	80739				399

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2023	30	13
Nov 2023	31	12
Dec 2022	33	15

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



2 0 0 9 6 1 6 7

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

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Previous Balance 74.19
Payment 74.19CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 399 KWH @ 0.05017 20.02
Fuel Adjustment 399 KWH @ 0.04000 15.96
FL Gross Receipts Tax 1.93

Total Current Charges 77.07
Total Due E.F.T. 77.07

DO NOT PAY

Total amount will be electronically transferred on or after 01/05/2024.



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: 12/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **01/05/2024**
TOTAL CHARGES DUE 77.07
DO NOT PAY

000218937800000770700000770704



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 **12/27/2023**
Amount Due **40.16**
Current Charges Due **01/18/2024**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/20	11574	12/20	11574				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2023	30	0
Nov 2023	31	0
Dec 2022	33	0

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



2 0 0 9 6 1 6 7

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

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Previous Balance 40.44
Payment 40.44CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

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

DO NOT PAY

Total amount will be electronically transferred on or after 01/05/2024.



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: 12/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 01/05/2024
TOTAL CHARGES DUE 40.16
DO NOT PAY

000218938100000401600000401605



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

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

Bill Date **12/27/2023**
Amount Due **40.16**
Current Charges Due **01/18/2024**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2023	30	0
Nov 2023	31	1
Dec 2022	33	0

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



2 0 0 9 6 1 6 7

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

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/20	11434	12/20	11434				0
Previous Balance							43.13
Payment						43.13CR	
Balance Forward							0.00
Customer Charge						39.16	
FL Gross Receipts Tax						1.00	
Total Current Charges							40.16
Total Due				E.F.T.			40.16

DO NOT PAY

Total amount will be electronically transferred on or after 01/05/2024.



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: 12/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	01/05/2024
TOTAL CHARGES DUE	40.16
DO NOT PAY	

000218938200000401600000401603



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 **12/27/2023**
Amount Due **40.16**
Current Charges Due **01/18/2024**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/20	25045	12/20	25045				0

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2023	30	0
Nov 2023	31	0
Dec 2022	33	0

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



2 0 0 9 6 1 6 7

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

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

DO NOT PAY

Total amount will be electronically transferred on or after 01/05/2024.



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: 12/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 01/05/2024
TOTAL CHARGES DUE 40.16
DO NOT PAY

000218938300000401600000401601



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

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

Bill Date **12/27/2023**
Amount Due **1,025.58**
Current Charges Due **01/18/2024**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/20	16423	12/20	23294		79.55	80	6871

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2023	30	229
Nov 2023	31	509
Dec 2022	33	561

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



2 0 0 9 6 1 6 7

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*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Previous Balance 1,698.49
Payment 1,698.49CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 80 KW @ 6.15000 492.00
Energy Charge 6,871 KWH @ 0.02750 188.95
Fuel Adjustment 6,871 KWH @ 0.04000 274.84
FL Gross Receipts Tax 25.63

Total Current Charges 1,025.58
Total Due E.F.T. 1,025.58

DO NOT PAY

Total amount will be electronically transferred on or after 01/05/2024.



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

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Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/27/2023

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **01/05/2024**
TOTAL CHARGES DUE 1,025.58
DO NOT PAY

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